



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE  
BELLEVUE, WA 98009-9012

### DETERMINATION OF NON-SIGNIFICANCE

---

**PROPONENT:** NE 10<sup>th</sup> Residential

---

**LOCATION OF PROPOSAL:** 10050 NE 10<sup>th</sup> Street

---

**DESCRIPTION OF PROPOSAL:** The applicant proposes to construct a 7-story residential building consisting of 102 residential units, ground-floor amenity spaces and 111 below-grade parking stalls.

**FILE NUMBERS:** 17-120235-LD **PLANNER:** Mark C. Brennan

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on \_\_\_\_\_.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **2/21/2019**.
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

 For LAZARHEAUS 2/7/2019  
Environmental Coordinator

**OTHERS TO RECEIVE THIS DOCUMENT:**

- ☒ State Department of Fish and Wildlife / [Stewart.Reinbold@dfw.gov](mailto:Stewart.Reinbold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
- ☒ Army Corps of Engineers [Susan.M.Powell@nws02.usace.army.mil](mailto:Susan.M.Powell@nws02.usace.army.mil)
- ☒ Attorney General [ecyolyef@atg.wa.gov](mailto:ecyolyef@atg.wa.gov)
- ☒ Muckleshoot Indian Tribe [Karen.Walter@muckleshoot.nsn.us](mailto:Karen.Walter@muckleshoot.nsn.us); [Fisheries.fileroom@muckleshoot.nsn.us](mailto:Fisheries.fileroom@muckleshoot.nsn.us)



DEVELOPMENT SERVICES DEPARTMENT  
450 110<sup>TH</sup> AVENUE NE  
BELLEVUE, WA 98009-9012

## **SEPA Environmental Checklist**

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or [landusereview@bellevuewa.gov](mailto:landusereview@bellevuewa.gov). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

### ***Purpose of checklist:***

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**PLEASE REMEMBER TO SIGN THE CHECKLIST.** Electronic signatures are also acceptable.

Received  
DEC 22 2017  
Permit Processing

MARK C. BRENNAN  
JANUARY 22, 2019  
(MCB 1.22.19)



## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
NE 10<sup>TH</sup> RESIDENTIAL (temporary identifier for design review, not official name) ✓
2. Name of applicant: [\[help\]](#)  
Jason Xu ✓
3. Address and phone number of applicant and contact person: [\[help\]](#)  
Jason Xu  
Link Design Group  
439 Kirkland Way  
Kirkland, WA 98033  
425-298-0080 ✓
4. Date checklist prepared: [\[help\]](#)  
December 8, 2017 ✓
5. Agency requesting checklist: [\[help\]](#)  
City of Bellevue Development Services Department ✓
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
Design Review Submission: 8/31/2017  
Anticipate Receipt of Design Review Approval: 02/15/2018  
Anticipate Receipt of Permit: 11/1/2018  
Estimated Start of Construction: 02/01/2019  
Estimated Completion/Occupancy: 05/01/2020  
LAND USE VARIANCE SUBMISSION: 5/09/2018 ✓
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
No ✓
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)  
Geotechnical Report by PanGEO incorporated (Published 7/2015) 2017 ✓  
Phase 1 Environmental Assessment by Kane Environmental, Inc  
(Published 3/1/2017)  
~~Traffic Impact Analysis~~ by Transportation engineering Northwest  
Published 7/3/2017) (TRIP GENERATION ANALYSIS) ✓  
LEVEL 1 TRAFFIC STUDY by TRANSPORTATION ENGINEERING  
NORTHWEST (PUBLISHED 11-29-2017) ✓
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)  
No ✓
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)  
Right of Way Permit (Issued by City of Bellevue)  
Clearing and Grading Permit (Issued by City of Bellevue) 18-119445-GD  
Utility Permit (Issued by City of Bellevue)

Site Plan Review

New Construction Building Permit (Issued by City of Bellevue) 18-119620-BB

DEMOLITION PERMIT: 18-129785-BE

18-116685-BV

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

[\[help\]](#)

Demolition of 6,390 square feet of existing structure on 16,874 square foot (0.39 acre) site. New construction of a 133,590 square feet, Seven-story residential building consisting of 102 residential units, amenity spaces, outdoor landscaping including private patios and a roof deck, 111 below-grade parking stalls accessed through the existing easements. 134,811 SF

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The project address is 10050 NE 10TH street, in the City of Bellevue, in the State of Washington. The Quarter-Section-Township-Range location is SW-29-25-5.

The site consists two parcels: property Parcel A: 2002000000, totaling 16,874 square foot in area; Parcel B as an easement for ingress and egress. The legal descriptions are as follows:

Parcel A: UNITS A, B AND C, OF DENTAL ARTS CENTER, A CONDOMINIUM RECORDED IN VOLUME 64 OF CONDOMINIUMS, PAGES 40 THROUGH 43, INCLUSIVE, ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER KING COUNTY RECORDING NO. 8306020825, AND ANY AMENDMENTS THERETO.

Parcel B: AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 15 FEET OF THE SOUTH 132 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, AS ESTABLISHED BY KING COUNTY RECORDING NUMBER 2547428.

ALL SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OS WASHINGTON.

MCB 1.22.19

## B. Environmental Elements [\[help\]](#)

### 1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *Click here to enter text.* ✓

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
*Maximum slope on the site is approximately 5% (east shared driveway).*

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

*Per geotechnical report (see item 4), The project site is underlain by Vashon Glacial Till (Map Unit Qvt). Borings generally encountered dense to very dense glacial till below the asphalt or concrete paving and extended to the maximum depths of the borings. The glacial till encountered generally consists of dense to very dense, brown to gray, silty sand with a trace to some gravel. The results of our subsurface exploration generally confirmed the mapped geology.*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) ✓

*There are no surface indications or history of soil instability on or adjacent to the site.*

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

*Approximately 20,000 cubic yards of earth will need to be moved. Per geotechnical report (see item 5), the basement excavation will be up to approximately 32 feet deep for the below-grade parking levels. All temporary excavations should be performed in accordance with Part N of WAC (Washington Administrative Code) 296-155.*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) ✓

*EROSION CONTROL PER C & G INSPECTIONS & ECLCS. TO*  
*Erosion will not occur. Excavation is being performed to support installation of a below-grade concrete structure which will retain soil and prevent erosion. Elevation changes that occur at the perimeter of the building and site will be supported by retaining walls and/or sloped for water management to mitigate erosion.*

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) ✓

Approximately 90% of the site will be covered by impervious surfaces, including roof area.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#) ✓  
Temporary erosion control during construction will be provided via a variety of shoring, ecology blocks and slop cuts. Permanent erosion controls will include concrete and/or block retaining walls, and soil stabilizing landscaping at sloped areas.

EROSION AND SEDIMENT CONTROL PER C & G INSPECTIONS & BCC 23.76

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#) ✓

Direct air pollution during general construction will include emissions from vehicles, cranes and other heavy equipment. Minor emissions from field welding, chemical compound applications and smaller power tools may occur. Emissions during operation may be the result of outdoor cooking and/or fires, mechanical exhaust from fans and air conditioning units, and vehicle emissions. Emission from maintenance may include general operation emissions, as well as those from on-site repairs using small tools and chemical compounds.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) ✓

Off-site sources of emissions would be a direct result of manufacturing the products and materials used for construction, including concrete, metal, plastic and glass components, finish materials and applications, adhesives, and the delivery of these materials.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#) ✓

Construction will be sequenced for the most efficient use of vehicles and equipment in excavation, delivery and construction to minimize emissions from use. Materials with low or no VOCs will be selected where prudent. Use of pre-manufactured products will be done where possible to reduce site emissions and take advantage of efficiency in bulk-manufacturing. COVERED LOADS. PERIODS OF PROLONGED IDLING TO BE AVOIDED. DURING EXCAVATION & CONSTRUCTION DEBRIS & EXPOSED AREAS TO BE SPRINKLED. CONSTRUCTION DUST SUPPRESSION MEASURES PER BCC 23.76

3. Water [\[help\]](#)

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#) ✓



*No, there is no surface water or wetlands on site nor in the immediate area.*

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#) ✓

*N/A*

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#) ✓

*N/A*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#) ✓

*No*

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#) ✓

*No*

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#) ✓

*No*

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#) ✓

*No groundwater will be withdrawn for any purpose.*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#) ✓

*No water material will be discharged into the ground for any reason*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#) ✓

*The source of runoff is primarily from storm water which will be collected and conveyed via catch basins and pipes to the existing public conveyance system located in NE 10th Street. Ultimately runoff will discharge to Lake Washington via Meydenbauer Creek*

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#) ✓

The proposed storm water system will be designed to minimize or eliminate entry of waste materials or pollutants to ground water resources and/or surface waters. Oils, grease, and other pollutants from the addition of paved areas, and chemical fertilizers/ herbicides from landscaped areas, could potentially enter the groundwater or downstream surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No, runoff from the developed wite will be discharged at the natural location. See preliminary Drainage Report.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#) ✓

A City approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from storm water runoff. Temporary and permanent drainage facilities will be used to control quality and quantity of surface runoff during construction and after development. (As stated earlier in this checklist,) erosion control BMPs will be implemented and maintained throughout the construction process. At a minimum, an oil/water separator will be utilized to help prevent pollutants generated from vehicular traffic areas from entering the downstream conveyance system.

4. Plants [\[help\]](#)

PER UTILITIES CODE 24.04 - STORM & SURFACE WATER  
& CLEARING & GRADING (C&G) PER BCC 23.70

- a. Check the types of vegetation found on the site: [\[help\]](#) ✓

☒deciduous tree: alder, maple, aspen, other: Click here to enter text.

☐evergreen tree: fir, cedar, pine, other: Click here to enter text.

☒shrubs

☒grass

☐pasture

☐crop or grain

☐Orchards, vineyards or other permanent crops.

☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: Click here to enter text.

☐water plants: water lily, eelgrass, milfoil, other: Click here to enter text.

☐other types of vegetation: Click here to enter text.

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#) ✓

The majority of the site is either paved or covered in rockery. All vegetation will be removed

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#) ✓

No threatened or endangered species are known to be on or near

the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#) ✓  
*Proposed landscaping will utilize ornamental grasses, various sized shrubs and trees, all non-invasive, to enhance site vegetation. The proposed landscaping will include native and adapted species appropriate for the site conditions and local environment.*
- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#) ✓  
*No noxious weeds or invasive species are known to be on or near the site.*

## 5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, other: *Click here to enter text.* ✓

mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*

fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#) ✓  
*No threatened or endangered species are known to be on or near the site.*

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)  
*The site is not known to be part of a migration route. PART OF PACIFIC FLYWAY, WHICH ENCOMPASSES ENTIRE PUGET SOUND REGION.*

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#) ✓  
*No measures are being proposed to preserve or enhance wildlife, with the exception of the landscaping as described above and any effects it may have on area wildlife.*

- e. List any invasive animal species known to be on or near the site. [\[help\]](#) ✓  
*No invasive animal species are known to be on or near the site.*

## 6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#) ✓  
*The bulk of the energy consumed on site will be electricity, as used for lighting, heating, cooling, all unit appliances*

and other miscellaneous residential tasks. Gas will be used in small quantities for interior and exterior fire places at amenity areas, and central boilers for hot water.

- b. Would your project affect the potential use of solar energy by adjacent properties? ✓

If so, generally describe. [\[help\]](#)

The proposal would shade portions of the north adjacent property during daylight hours from approximately 10am-4pm, depending on the time of year, affecting potential solar gains in the affected areas.

- c. What kinds of energy conservation features are included in the plans of this proposal? ✓

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Energy conservation features include LED lighting throughout the building, Energy Star rated appliances where available and feasible, increased unit glazing to mitigate lighting needs and low-flow plumbing fixtures where available and feasible.

## 7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? ✓

If so, describe. [\[help\]](#)

There are no known health hazards that could occur as a result of this proposal.

ALL MATERIAL REMOVED FROM SITE  
DISPOSED OF IN LAWFUL LANDFILL PER CORP REGS C&G CODE BCL  
28.70. DOE  
CHAPTERS IN  
WAC

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#) ✓

No contamination are known at the site from present to past uses.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#) ✓

No hazardous conditions are known to exist on site.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#) ✓

No toxic or hazardous materials will be stored, used or produced on site during development, construction or building operation.

- 4) Describe special emergency services that might be required. [\[help\]](#) ✓

No special emergency service are anticipated during construction or operation.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#) ✓

The proposed project will utilize a 20-mil or greater



plastic vapor barrier rated for gasoline-range petroleum hydrocarbons.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Directly south of the property is NE 10TH ST, which accommodates vehicular, including residential vehicles, semi-trucks, buses, and other commercial vehicles.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [\[help\]](#)

Short-term noises associate with the project will include construction methods and construction traffic. This noise would occur during allowable construction hours as permitted by the City of Bellevue. There should be no noticeable long-term noise impacts due to operation of the building. CONSTRUCTION NOISE REGULATED BY BCC 9.18

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction noise impacts will be controlled by restricting the hours of construction to business hours as permitted by the City of Bellevue. CONSTRUCTION EQUIPMENT OFF DURING PROLONGED PERIODS, PROPER MUFFLERS ON CONSTRUCTION EQUIPMENT, USE OF BEST AVAILABLE NOISE ABATEMENT TECHNOLOGY, ETC. BCC 9.18.020.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The current use on site is a dental office building. Adjacent property uses include office, residential. The proposal will remove the dental office use, and add the apartment use. No adjacent property uses are affected by the proposal.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No, the project has not been used as farm or forest land.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No, the proposal will not affect, nor be affected, by surrounding farm or forest land.

- c. Describe any structures on the site. [\[help\]](#)  
Existing on site is a dental office building, 1-story, wood framed structure in a good condition. ✓
- d. Will any structures be demolished? If so, what? [\[help\]](#)  
Yes, all structures will be demolished. ✓
- e. What is the current zoning classification of the site? [\[help\]](#)  
The current zoning by the City of Bellevue is DT-MU zone, Subdistrict B (portion in Subdistrict A) **PERIMETER SUBDISTRICT A OVERLAY & PERIMETER SUBDISTRICT B OVERLAY**. ✓
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
The site is governed by the City of Bellevue Comprehensive Plan **VOLUMES 1 & 2. SITE IS LOCATED IN "DOWNTOWN" DESIGNATION.** ✓
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
N/A ✓
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)  
No part of the site has been classified as a critical area by any jurisdiction. ✓
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
Approximately 150 people will reside in the project, with another 2-3 working full time there. ✓
- j. Approximately how many people would the completed project displace? [\[help\]](#)  
~~The completed project is displacing approximately 30 people working in the office.~~ **THE BUILDING IS VACANT. NO PEOPLE WOULD BE DISPLACED BY THE PROJECT.** ✓
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)  
N/A. The building is vacant. ✓
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)  
The project has undergone a thorough code analysis by the Architect, which will be included in the permit documents submitted to the city for their review and approval under their established codes and guidelines. **COMPLIANCE WITH APPLICABLE REQUIREMENTS, STANDARDS & GUIDELINES REVIEWED THRU DESIGN REVIEW PERMIT.** ✓
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)  
There are no agricultural or forest lands near the property. ✓

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
102 middle-income units will be provided in the proposed project. ✓
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
None ✓
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)  
The added number of units on the property would result in more choices for tenants. ✓

#### 10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)  
The tallest proposed building will be approximately 70' above the average grade plane. The principal proposed exterior materials are stone cladding, concrete hardie panel, cast-in-place concrete, vinyl-clad windows and storefront glazing system at ground level. MAXIMUM ALLOWED HEIGHT IN SUBDISTRICT B IS 90'. PROPOSED HEIGHT IS 70' (FT). ✓
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)  
The proposed structure would alter views from the eastern property looking west, as well as those from the western property looking east, northern property looking south. ✓
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)  
Aesthetics will be controlled through the careful study of compatible materials, textures, and patterns applied to the façade. Glazing sizes, window frame profiles, decks, and façade modulation will add movement and interest to the exterior as well. PORTION OF BUILDING LOCATED IN PERIMETER SUBDISTRICT A WILL "STEP DOWN" 2 STORIES TO COMPLY WITH MAXIMUM ALLOWED HEIGHT IN SUBDISTRICT A, WHICH IS 55' (FT). PROPOSED HEIGHT IS 47' (FT). ✓

#### 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)  
The proposal would create minimal light or glare. There will be some exterior lighting at signage or unit locations. Low level pedestrian scaled lighting shall be utilized to create safe pedestrian access throughout the site. GLASS WITH LOWER REFLECTIVITY IS ENCOURAGED. ✓
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)  
No, light or glare from the project will not be a safety hazard. ✓



hazard or impeded views.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

The largest sources of off-site light will come from right of way lighting on NE 10TH st and vehicle traffic.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Any exterior lighting will be carefully directed or shielded to avoid impact on adjacent properties or passing vehicles.

*CUT: OFF SHIELDS REQUIRED FOR SITE LIGHTING, INCLUDING LIGHTING PLACED ON BUILDING.*

**12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The project will provide a roof deck, living/meeting rooms and fitness space for recreation.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No, it would not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

The project will provide a roof deck, living/meeting rooms and fitness space for recreation. *A MOVIE/CINEMA SCREEN PROPOSED WITH THE INITIAL DESIGN REVIEW SUBMITAL HAS BEEN REMOVED.*

**13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

The existing office building is 46 years old, but no historical significance. It is not desired for listing on any preservation registers

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

No, there is no evidence of Indian or historic occupation.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

[\[help\]](#)

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

N/A

**14. Transportation** [\[help\]](#)



- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)  
 The only directly accessible street is NE 10TH ST. This will be accessed via the existing curb cut at the Southeast property corner that leads directly to the parking garage entrance. **EXISTING 32'(FT) WIDE WILL BE REVISED TO A 25'(FT) WIDE DRIVEWAY ALIGNED WITH THE 25FT SHARED ACCESS**
- b. Is the site or affected geographic area currently served by public transit? If so, generally ~~describe~~ **ESSEMENT**. describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)  
 Yes, Bus routes 246,532,535 in all directions.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)  
 The proposed project would provide 111 parking spaces. It would eliminate 38 parking spaces. **EXISTING SURFACE PARKING AREA FOR 38 SPACES TO BE REPLACED BY 111 SPACES IN BELOW-GRADE PARKING UNDER THE BUILDING.**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)  
 The project will require improvements to the existing sidewalks along NE 10<sup>th</sup> st.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)  
 No, the project will not occur near water, rail or air transportation.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)  
 The project would generate an 326 net new weekday daily trips with 27 net new weekday AM peak hour trips (-1 entering, 28 exiting), and 29 net new weekday PM peak hour trips (25 entering, 4 exiting). This would be almost completely residential vehicles, with the occasional commercial delivery vehicle such as UPS or FedEx. This data was accumulated by Transportation Engineering NorthWest in a Traffic Impact Analysis created for the project. **TRANSPORTATION IMPACT ANALYSIS BY TRANSPORTATION ENGINEERING NORTHWEST PUBLISHED 7/3/2017.**
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)  
 No, the proposal will not interfere or be affected by the movement of agricultural or forest products.
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)  
 All site traffic will be consolidated to a single entry and exit point to minimize vehicles joining and leaving the right **BCC 22-10 IMPACT FEE PROGRAM.**

of way.

**15. Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)  
*The current infrastructure of the City of Bellevue should be capable of supporting the (SEE PREVIOUS PAGE)*
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
*No measures are proposed. (SEE PREVIOUS PAGE)*

**16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other  
*Currently available on site are gas, water, electricity, cable, sanitary sewer and storm sewer.*
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)  
*Project and construction utility needs will consist of all those already provided on site.*

**C. Signature** [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Jason Xu

Name of signee: JASON XU

Position and Agency/Organization: ASSOCIATE, LINK DESIGN GROUP LLC

Date Submitted: December 22, 2017



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

---

**Proposal Name:** NE 10<sup>th</sup> Residential

**Proposal Address:** 10050 NE 10<sup>th</sup> Street

**Proposal Description:** **Design Review** approval for a 7-story residential building consisting of 102 residential units, ground floor amenity spaces and 111 below-grade parking spaces.  
**Land Use Variance** approval to relieve the proposed project of the requirement to construct a through-block pedestrian connection pursuant to Land Use Code (LUC) 20.25A.060.C.2.

**File Numbers:** **17-120235- LD Design Review**  
**18-110366- LS Variance from the Land Use Code**

**Applicant:** Link Design Group

**Decisions Included:** Process II, Combined Design Review decision and SEPA Determination, and Land Use Variance Determination

**Planner:** Mark C. Brennan

**State Environmental Policy Act Threshold Determination:** Determination of Non-significance (DNS)  
By: EJSL Fmc  
Carol V. Helland, Environmental Coordinator  
Development Services Department

**Director's Decision:** **Approval with Conditions**  
Michael A. Brennan, Director  
Development Services Department  
By: EJSL  
Elizabeth Stead, Land Use Director

---

	<b>Design Review</b>	<b>Variance from the Land Use Code</b>
Date of Application:	August 31, 2017	April 2, 2018
Notice of Application:	October 12, 2017	May 3, 2018
Public Meeting (1 <sup>st</sup> ):	November 2, 2017	N/A
Public Meeting (2 <sup>nd</sup> ):	May 8, 2018	N/A
Decision:	February 7, 2019	February 7, 2019
Appeal Deadline:	February 21, 2019	February 21, 2019

For information on how to appeal a proposal, visit the Development Services Center at City Hall, 450 110<sup>th</sup> Avenue NE, or call (425) 452-6800. Comments on State Environmental Act Determinations can be made with or without appealing the proposal within the noted comment period for the SEPA determination. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for appeal of the decision.

## CONTENTS

I.	REQUEST/PROPOSAL DESCRIPTION .....	page 3
II.	SITE DESCRIPTION, ZONING & LAND USE CONTEXT .....	page 8
III.	CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS.....	page 10
IV.	DOWNTOWN DESIGN REVIEW CRITERIA.....	page 14
V.	PUBLIC NOTICE & COMMENT .....	page 23
VI.	TECHNICAL REVIEW .....	page 24
VII.	STATE ENVIRONMENTAL POLICY ACT (SEPA).....	page 30
VIII.	CHANGES TO THE PROPOSAL DUE TO CITY REVIEW .....	page 33
IX.	DECISION CRITERIA .....	page 33
X.	DECISION .....	page 39
XI.	CONDITIONS OF APPROVAL .....	page 39

### ATTACHMENTS:

- A. Through-Block Pedestrian Connections - Figure 20.25A.160.D.1
- B. Letter of Intent to Grant Easement
- C. Project Drawings



## I. REQUESTS/PROPOSAL DESCRIPTIONS

The applicant requests Design Review approval and Threshold Determination under the State Environmental Policy Act (SEPA) for a 7-story residential building with a total of 102 apartment units, ground floor amenity spaces, a landscaped rooftop terrace and 111 parking stalls in a 3-level below grade (underground) garage. The first floor (Floor Level 1) includes four apartments, the main building lobby with a leasing office, and adjoining building amenity spaces. Floor Levels 2 through 7 will accommodate 98 dwelling units. No retail or commercial space is proposed.

The applicant also requests a Variance from the provisions of the Land Use Code to relieve the proposal from the requirement to construct a through-block pedestrian connection pursuant to Land Use Code (LUC) 20.25A.060.C.2. Refer to **Section IX** of this report for the background, decision criteria and findings used by the Director in her review of this request.



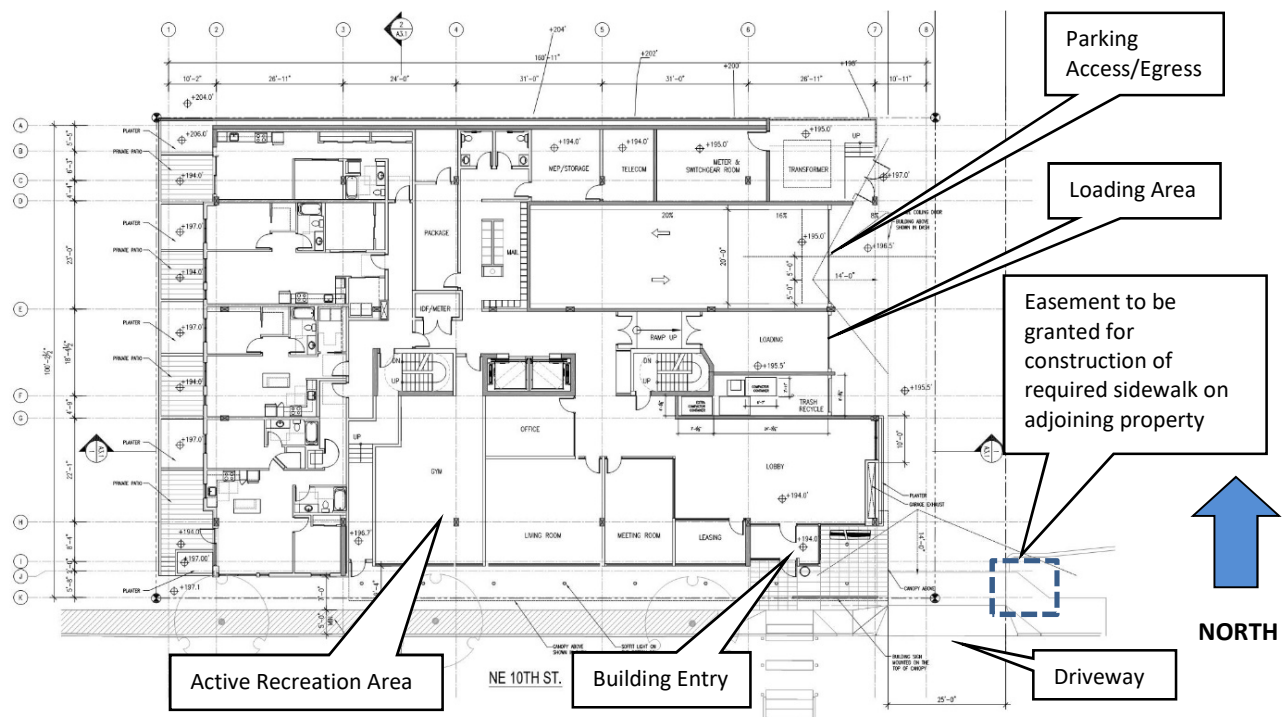
**Figure 1 – NE 10<sup>th</sup> Residential – Bird's Eye View from Southeast**

### A. Site Design

The site area totals 16,874 square feet (SF), or (.39 acres). The proposed gross building floor area is 134,811 SF. Vehicular access is provided from a shared driveway from NE 10<sup>th</sup> Street. The driveway is a joint-use vehicular access point for this property and the property abutting the

subject site to the east and north. The adjacent parcel is currently owned by the Pinnacle Development Corporation (PDC) and is developed with a multi-family residential development to the north and an office building to the east. Previously established easements with the PDC property (totaling 25 feet in width) allow for joint access via an asphalt roadway straddling the eastern common property line. The proposed building's loading area, trash room alcove, and garage entry/exit area all face east and will be accessed from this joint access drive. Visibility into this area will be limited through the use of rolling screen doors that will remain closed when not in use. **Refer to Conditions of Approval regarding Provision for Loading and Solid Waste/Recycling Containers in Section XI of this report.**

The main building lobby entrance is located along the NE 10<sup>th</sup> street frontage at the building's southeast corner. The building lobby, resident amenity spaces and 4 apartment units are located west of the building entrance. Approximately 75% of the building frontage at street level has weather protection for pedestrians provided by an overhead canopy. Most of the building façade adjacent to the public sidewalk is transparent, allowing for visual connections between the exterior and amenity spaces within. Street-frontage improvements along NE 10<sup>th</sup> will be comprised of a 7-foot wide sidewalk, a 5-foot wide planting strip that will include new street trees, shrubs, ground cover and seating benches and a 6-inch curb at the street edge. The west end of the site includes residential landscaped patios that face the LUX Apartments, a 4-story building nearing construction completion. The north side of the site includes landscaping between the building face and a retaining wall along the boundary line with the PDC property to the north. **Refer to Condition of Approval regarding Storefront Glazing/Vision Glass in Section XI of this report.**



## B. Building Design

The proposed site is in the Downtown Mixed-Use (DT-MU) Zone within 2 Perimeter Subdistrict Overlays: **Subdistrict A**, which includes 15 feet of the site from its west property boundary, and **Subdistrict B**, which covers the remainder of the site. The maximum building height allowed for a residential building in Subdistrict A is 55 feet, and is 90 feet in Subdistrict B. The building roof line of the proposed structure steps down in compliance with Code allowed maximums, and the proposed building heights for both subdistricts are below the maximum height allowable by Code as follows: In Subdistrict A: the building is proposed to be 48.6 feet in height, and in Subdistrict B the building height will be limited to 70 feet.

This Code-required step down in building height provides modulation at the parapet line and integration with the LUX Apartment development to the west. Additionally, the roof top resident amenity level, including landscaping and roof trellis close to the building perimeter, can be seen from the surrounding vicinity. This adds visual interest beyond the typical flat-top buildings of similar sizes.

Exterior building materials have been selected for compatibility with other properties in the area. In contrast to the typical rigid grid of stacked apartments and associated façade expressions, the applicant has introduced a lateral shift of window placements and corresponding panels. This expression provides an asymmetric, yet balanced, composition for visual interest. The tonal quality of the building is intended to be timeless. Exhaust venting for each unit will be provided by a hidden horizontal sheet metal slot (approximately 3 inches wide) that will minimize the visual impact of the exhaust louvers on the façade. The building's vinyl windows are surrounded by aluminum frames with a deep trim profile to assist with a three-dimensional texture to the building fenestration.

The exterior paint colors are intentionally monotone – charcoal, light grey, and white – while the bottom of the corner decks provide an accent red punch of color when viewed from ground level. Additionally, the sidewalk canopy uses a woodgrain-like soffit material, providing visual interest and warmth from the perspective of the pedestrian. **Refer to Conditions of Approval regarding Solid Waste/Recycling Containers, Storefront Glazing/Vision Glass, Mechanical Equipment and Equipment Screening and Screening for Rooftop Mechanical Equipment in Section XI of this report.**



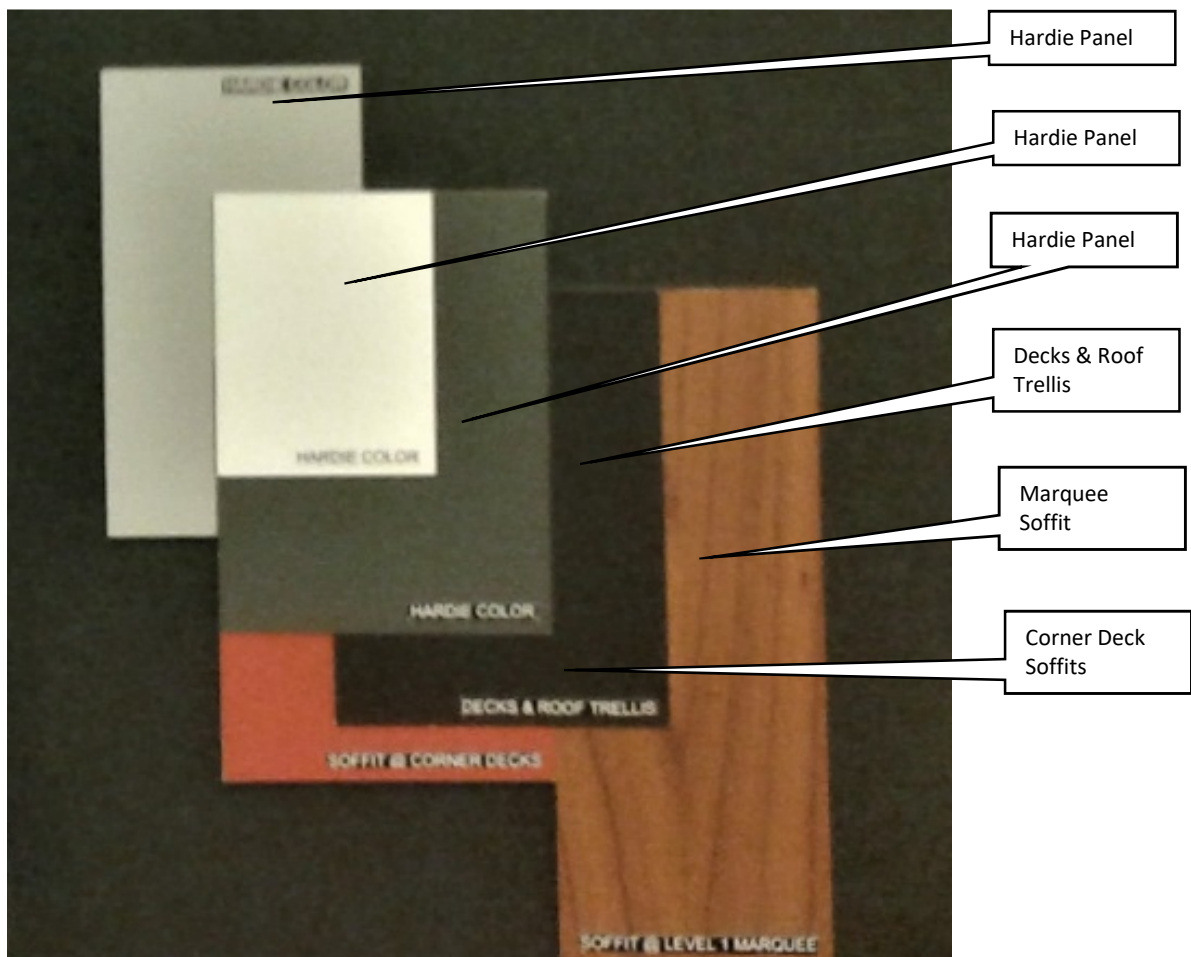
**Figure 3 - View from Southwest**

**Figure 4 – View from the Northeast**





**Figure 5 - View of Building Entry**



**Figure 6 – Exterior Materials Sample Board**





**Figure 7 – South Elevation**



**Figure 8 – East Elevation**



**Figure 9 – North Elevation**



**Figure 10 – West Elevation**

### C. Process

1. **Design Review** is required by Land Use Code (LUC) 20.25A.010.C. The Design Review and SEPA Threshold Determination are both Process II decisions. Process II is an administrative process. The Environmental Coordinator issues the SEPA Threshold Determination and the Director of Development Services issues the Design Review decision. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner. This application for Design Review approval was submitted on August 31, 2017 and has been reviewed under the Downtown Land Use Code in effect on that date. **Refer to Condition of Approval regarding Design Review Modifications in Section XI of this report.**

2. A **Variance from the Land Use Code** is also a Process II decision that is an administrative decision made by the Director of Development Services for which an appeal would be heard and decided upon by the City of Bellevue Hearing Examiner. The application for this request was submitted on March 30, 2018.

### D. Vesting

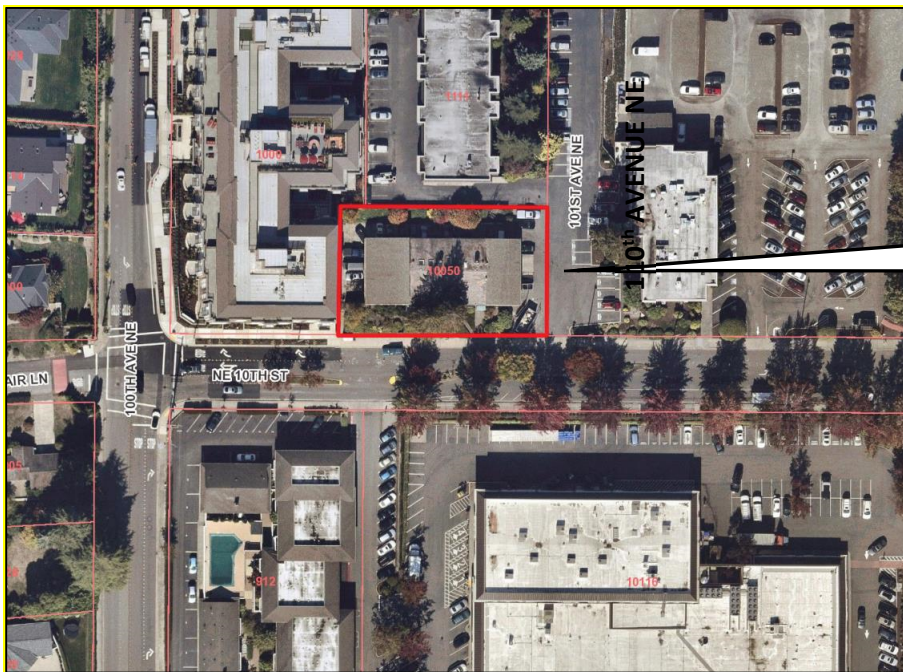
Land Use applications for Downtown Development which are deemed complete under the provisions of the Downtown Code (Part 20.25A LUC) in effect prior to the adoption of the new Downtown Code update (Ord. No 6377), shall continue to be reviewed under the prior code. The vested status of a land use application filed under the prior code shall expire on July 1, 2019, unless a complete Building Permit application is filed before the end of the two-year term. In such cases, the vested status of the land use application shall be automatically extended for the

time period during which the building permit application is pending prior to issuance, provided that if the building permit application expired or is cancelled pursuant to BCC 23.05.100, the vested status of a land use application shall also expire or be canceled. At issuance of a permit or approval for any application vested under the terms of this section, the permit or approval shall vest pursuant to the terms of LUC 20.40.500.B. **Refer to Condition of Approval regarding Vesting in Section XI of this report.**

## II. SITE DESCRIPTION, ZONING, & LAND USE CONTEXT

### A. Site Description (Existing)

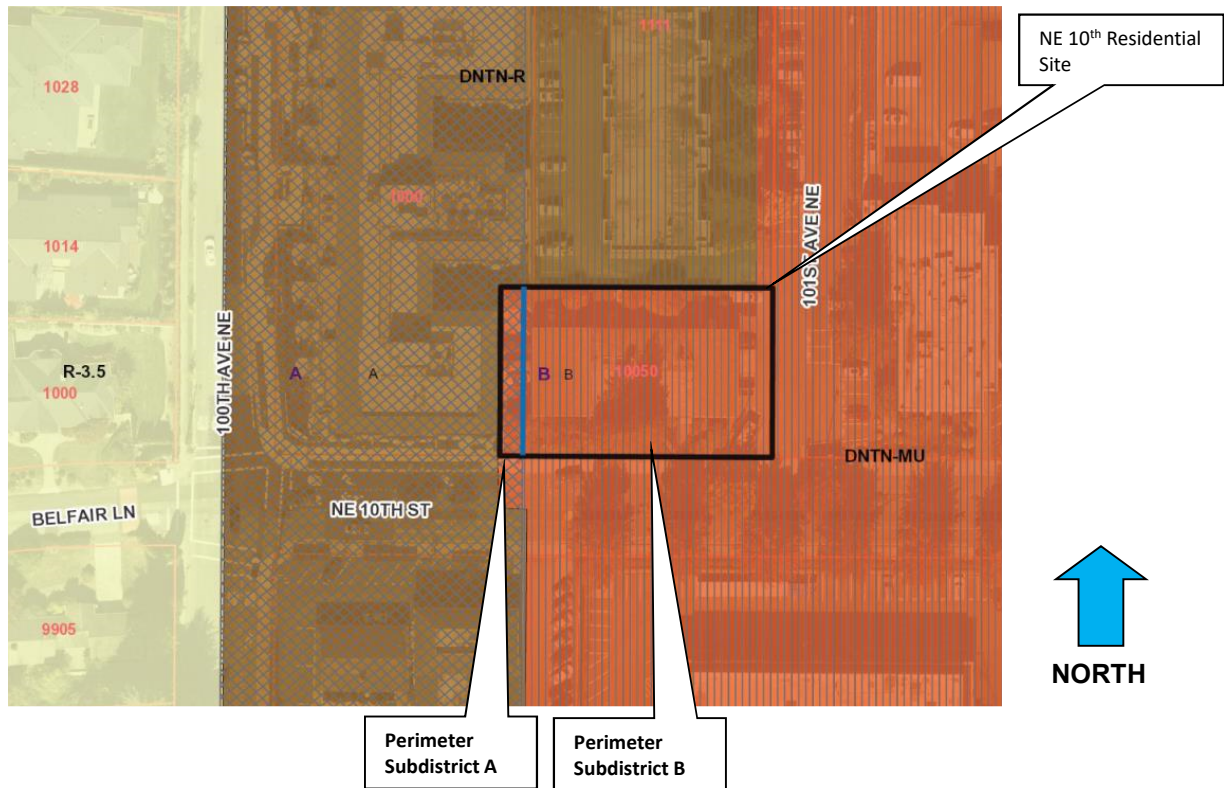
The 16,674 square-foot (SF) - (0.38 acre) project site is located along the north side of NE 10<sup>th</sup> Street, approximately midway between 100<sup>th</sup> Avenue NE to the west and 102<sup>nd</sup> Avenue NE to the east. The site slopes slightly upward from the NE 10<sup>th</sup> right-of-way at the south to its property boundary on the north. The site is occupied by a one-story wood frame building situated above an open exterior parking area with additional parking along the building's east façade.



**Figure 11 - Existing Site Aerial Image**

### B. Site Zoning

The site is within the Downtown Multi-Use (DNTN-MU) land use district and is overlaid with two Downtown Perimeter Design Districts as shown in **Figure 8 – Site Zoning Map**, below. The west portion of the site falls within the **Perimeter A** overlay. The remainder of the site falls within the **Perimeter B** overlay. This site, along with all of Downtown, was rezoned in 1981 through Ordinance No. 3013 to implement the 1979 Downtown Subarea Plan Map. The proposed residential use is permitted outright in Chart 20.25A.015.D – Uses in Downtown Land Use Districts.



**Figure 12 – Site Zoning Map**

### C. Land Use Context

The project site is located within the Northwest Village Downtown neighborhood. Existing development in the Northwest Village is characterized by commercial and multi-family residential uses that are typically between 2 to 3 stories tall. This existing context is gradually being replaced with new, higher density developments such as the LUX Apartments, a 5-story multi-family residential building to the site's immediate west, and by the Avalon Towers, which includes 2 multi-family residential buildings of 22 and 15 stories tall located 2 blocks to the southeast along NE 10<sup>th</sup> Street.

To its north and east the site abuts property owned by the Pinnacle Development Corporation (PDC). Existing development on this property includes the Le Chateau, a 2-story multi-family apartment complex that is located immediately to the north of the site, and to the immediate east, a 2-story office building. Existing development to the south of the site across NE 10<sup>th</sup> Street includes a 2-story multi-family apartment complex and the QFC grocery store and additional retail uses.

#### **Surrounding Context:**

North: Downtown Residential (DNTN-R): Existing multi-family development.

East: Downtown Multi-Use (DNTN-MU): Existing commercial development.

West: Downtown Residential (DNTN-MU): New 5-story multi-family development (LUX).

South: Downtown Residential (DNTN-MU): Existing multi-family and commercial development.

### III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

#### A. General Provisions of the Land Use Code

##### 1. Use

Uses are regulated by Land Use Code (LUC) 20.10.400 (Use Charts) and LUC 20.25A (Downtown). The residential use proposed for this project is permitted with Design Review approval subject to meeting the Design Review criteria of LUC 20.25A.110 and the Design Guidelines – Building/Sidewalk Relationships of LUC 20.25A.115 and Perimeter Design District Guidelines in LUC 20.25A.090.

##### 2. Dimensional Requirements

As conditioned, all applicable dimensional requirements of the Land Use Code will be met. Refer to the following table for further information:

**Table 1: DIMENSIONAL REQUIREMENTS**

Item	Permitted/Required	Proposed	Comments/Conditions
<b>Project Limit</b>	No minimum	16,874 SF (.39 acres)  <i>(Subdistrict A) 1,493 SF + (Subdistrict B) 15,381 SF = 16,874 SF</i>	Meets LUC requirement
<b>Building Height</b> *Maximum FAR achievable only through participation in Amenity Incentive System	<b>Subdistrict A:</b> Maximum allowable: 55 FT(Residential)*  <b>Subdistrict B:</b> Maximum allowable: 90 FT (Residential)*	<b>Subdistrict A:</b> 47 FT  <b>Subdistrict B:</b> 70 FT	Meets LUC requirement LUC 20.25A.090.A.2  <b>Refer to <u>Table 4: FAR Amenities</u> below</b>
<b>Maximum Lot Coverage by Structure</b>	75%	74.7%	Meets LUC requirement. LUC 20.25A.090.A.2
<b>Total Gross Square Feet (GSF)</b>	No maximum GSF	134,811 GSF  <i>(Subdistrict A) 5,796 GSF + (Subdistrict B) 129,015 GSF = 134,811 GSF.</i>	Meets LUC requirement. LUC 20.25A.020.A.2
<b>Minimum Structure Setbacks</b>	<u>Front</u> : 0 FT <u>Side</u> : 0 FT/20 FT <u>Rear</u> : 0 FT/20 FT	<u>Front</u> (NE 10 <sup>th</sup> Street right-of-way): 4.5 FT. <u>Side</u> (East): 10 FT. <u>Side</u> (West): 10 FT. <u>Rear</u> (North): 5 FT.	Meets LUC requirement. LUC 20.25A.020.A.2



Item	Permitted/Required	Proposed	Comments/Conditions
<b>Floor Area Ratio (FAR)</b> *Max. FAR achievable only by participation in Amenity Incentive System.	<b>Subdistrict A:</b> Base: 2.0 Max: 3.5* <b>Subdistrict B:</b> Base: 2.0 Max: 5.0*	<b>Subdistrict A:</b> .99  <b>Subdistrict B:</b> 4.95	Meets LUC requirement. LUC 20.25A.020.A.2 LUC 20.50.020 <b>Refer to Table 4: FAR Amenities below</b>
<b>Floor Area per Floor Above 40 Feet</b>	20,000 GSF/FLR	12,223 GSF/FLR	Meets LUC requirement. LUC 20.25A.020.A.2
<b>Refuse &amp; Recycling:</b> (Residential)	1.5 SF/unit @ 102 units = <b>153 SF</b>	241 SF [(24'4" x 8'7") + (7'6" x 4'3")] = 241 SF]	Meets LUC requirement. LUC 20.20.725. Republic Services reviewed the plans and provided written approval of the proposal. <b>Refer to Conditions of Approval regarding Provision for Loading and Solid Waste/Recycling Containers in Section XI of this report.</b>
<b>Sidewalk Width</b>	12.5 FT (including 7-FT wide clear sidewalk, 5-FT wide planting strip & 6" curb)	12.5 FT (including 7-FT wide clear sidewalk, 5-FT wide planting strip & 6" curb)	Meets LUC requirements. LUC 20.25A.060
<b>Landscaping - Street Tree Caliper &amp; Species</b>	<u>Street Trees:</u> NE 10 <sup>th</sup> Street: <i>Nyssa sylvatica</i> "Firestarter"	<u>Street Trees:</u> NE 10 <sup>th</sup> Street: <i>Nyssa sylvatica</i> "Firestarter"	As conditioned, meets LUC requirements. LUC 20.25A.060.A <b>Refer to Conditions of Approval regarding Final Landscape Plan, Soil Volumes, Planting in the Right-of-Way-Streetscape, Planting Strip/Right-of-Way Irrigation, Landscape Installation Device, Landscape Maintenance Assurance Device and Maintenance Agreement with the City of Bellevue in Section XI of this report.</b>

### 3. Parking and Loading Requirements

**Table 2: PARKING & LOADING REQUIREMENTS**

Item	Required	Proposed	Comments/ Conditions
<b>Residential</b> (102 Units)	Min.1/unit: 102 stalls Max. 2/unit 204 stalls	111 stalls	Meets LUC requirement. LUC 20.25A.050
<b>Compact Stalls</b>	Up to 65% of required parking stalls may be compact.	32% (35 stalls) (35/111 = 32%)	Meets requirement LUC 20.25A.050.F.2
<b>Loading Area</b>	10 FT wide x 50 FT long (Director may reduce required stall and maneuvering length based on the criteria found in LUC 20.20.590.K.4.b.ii)	13 FT wide x 26 FT long	Meets LUC requirement.  The applicant has demonstrated that anticipated delivery vehicles (an SU-30 truck) meets the criteria in LUC 20.20.590K.4.b.ii, as shown in the vehicle turning diagrams on <u>Sheet G0.07 in Attachment C – Project Drawings</u> <b>Refer to Condition of Approval regarding Provisions for Loading in Section XI of this report.</b>

### B. Special District Requirements

#### 1. Floor Area Ratio (FAR) and Amenity Incentive System Requirements

Subject to LUC 20.25A.020.C.2, the amount of Bonus floor area in square feet generated by the amenities provided to meet the BASIC Floor Area Ratio (FAR) requirement must at a minimum be equal to 20% of the Project Limit area times the BASIC FAR (0.5) permitted for a non-residential building in the DNTN-MU Perimeter Overlay A & B Subdistricts. The BASIC FAR required in square feet is calculated by multiplying 0.20 by the Project Limit area by the BASIC Non-residential FAR: **Refer to Conditions of Approval regarding Amenity Bonus System Recording and Amenity Design & Statistics in Section XI of this report.**

- For Subdistrict A:  $(0.20 \times 1,493 \text{ SF} \times .5 = 149 \text{ SF})$
- For Subdistrict A:  $(0.20 \times 15,381 \text{ SF} \times .5 = 1,538 \text{ SF})$

**Table 3: AMENITY AREA EARNED**

		PERIMETER SUBDISTRICT A	PERIMETER SUBDISTRICT B
	Project Area (Site)	1,493 SF	15,381 SF
	Project Gross Floor Area (GFA) for FAR Proposed	1,475 SF	76,072 SF
	<b>MINIMUM BASIC</b> Permitted Floor Area (FAR) for Residential DNTN-MU Perimeter A & B (Basic Residential FAR (2.0) X Project Area)	<b>2,986 SF</b> $2.0 \times 1,493 \text{ SF} = 2,986 \text{ SF}$	<b>30,762 SF</b> $2.0 \times 15,381 \text{ SF} = 30,762 \text{ SF}$
	<b>MAXIMUM</b> Permitted Floor Area (FAR) for Residential DNTN-MU (Maximum Residential FAR (3.5) X Project Area (Perimeter A)) (Maximum Residential FAR (5.0) X Project Area (Perimeter B))	<b>5,226 SF</b> $3.5 \times 1,493 \text{ SF} = 5,226 \text{ SF}$	<b>76,905 SF</b> $5.0 \times 15,381 \text{ SF} = 76,905 \text{ SF}$
<b>BASIC</b>	<b>BASIC</b> FAR Amenity Required – Subdistricts A & B: (Basic Non-Residential FAR (.5) x 20% of the Project Area)	<b>149 SF</b> $0.5 \times (0.2 \times 1,493) = 149 \text{ SF}$ 149 SF* “buys” 2,986 SF	<b>1,538 SF</b> $0.5 \times (0.2 \times 15,381 \text{ SF}) = 1,538 \text{ SF}$ 1,538 SF* “buys” 30,762 SF
	<b>Combined BASIC</b> FAR Amenity Required: (Subdistrict A + Subdistrict B)	<b>1,687 SF</b> (149 SF + 1,538 SF = 1,687 SF) (Since BASIC FAR of 2.0 is the same for both Perimeter Subdistricts A & B, the amenities may be spread throughout the entire project)	
	<b>Combined BASIC</b> FAR Amenity Earned:  Refer to Table 4 below	<b>1,954 SF</b> (Since BASIC FAR of 2.0 is the same for both Perimeter Subdistricts A & B, the amenities may be spread throughout the entire project)	
	<b>Excess BASIC</b> Amenity points that may be used to earn NON-BASIC FAR: (FAR BASIC Amenity Earned – FAR BASIC Amenity Required)	<b>267 SF</b> $1,954 \text{ SF} - 1,687 \text{ SF} = 267 \text{ SF}$	
<b>NON-BASIC</b>	<b>Remaining NON-BASIC FAR Amenity to Earn:</b> (GFA – Basic Permitted FAR of 2.0)	<b>0 SF</b> (1,475 SF – 2,986 SF < 0 SF) No additional Amenities are required for Subdistrict A	<b>45,310 SF</b> (76,072 SF – 30,762 SF = 45,310 SF)
	<b>Combined NON-BASIC FAR Amenity Points Earned:</b> (Subdistrict A + Subdistrict B) Refer to Table 4 below	<b>171,209 SF</b> (5,147 SF + 166,062 SF = 171,209 SF)	
	<b>Combined Remaining FAR Amenity Points including Excess BASIC</b> (Excess BASIC + Non- BASIC earned)	<b>171,476 SF</b> (267 + 171,209 = 171,476 SF)	

<b>Excess Total FAR Amenity Earned:</b> <i>(Combined Remaining FAR Amenity Points Earned – Remaining NON-BASIC FAR Amenity Points Required)</i>	<b>126,166 SF</b> <i>(171,476 SF - 45,310 SF = 126,166 SF)</i>
--	---

**Table 4: FAR AMENITIES**

		PERIMETER SUBDISTRICT A			PERIMETER SUBDISTRICT B		
BASIC Amenities	Amenity Provided & How it Benefits the Public	Bonus Ratio	Units	Bonus Floor Area Earned	Bonus Ratio	Units	Bonus Floor Area Earned
	<b>Marquee:</b> Overhead weather protection along NE 10 <sup>th</sup> Street, designed to provide continuous overhead weather protection to the area underneath.	2:1	0	0	2:1	977 SF	<b>1,954 SF</b> (977 x 2)
	<b>Sub-Total BASIC Earned:</b>	<b>1,954 SF*</b>					
Non-BASIC Amenities	<b>Underground Parking:</b> Hides parking under the building.	.5:1	3,540 SF	<b>1,770 SF</b> (.5 x 3,540 SF)	.5:1	42,594 SF	<b>21,297 SF</b> (.5 x 42,594 SF)
	<b>Residential Uses:</b>	2:1	1,465 SF	<b>2,930 SF</b> (2 x 1,465 SF)	2:1	70,888 SF	<b>141,776 SF</b> (2 x 70,888 SF)
	<b>Landscape Area:</b> An outdoor landscaped area providing visually or physically accessible space for tenants of the development of which it is a part.	1.0	447 SF	<b>447 SF</b> (1.0 x 447 SF)	1.0	2,173 SF	<b>2,173 SF</b> (1.0 x 2,173 SF)
	<b>Active Recreational Area:</b> An area which provides active recreational facilities for tenants of the development of which it is a part.	1.0	0 SF	<b>0 SF</b>	1.0	816 SF	<b>816 SF</b> (1.0 x 816 SF)
	<b>Total NON-BASIC Earned*:</b>	<b>5,147 SF*</b> (1,770 + 2,930 + 447 = 5,147 SF)			<b>166,062 SF*</b> (21,297 + 141,776 + 2,173 + 816 = 166,062)		

**\*Refer to Conditions of Approval regarding Amenity Bonus System Recording and Amenity Design & Statistics in Section XI of this report.**

#### IV. DOWNTOWN DESIGN REVIEW CRITERIA

Subject to LUC 20.25A.110, 20.25A.115, and LUC 20.30F.145, this proposal must meet the following design criteria for Design Review approval.

##### **LUC 20.25A.110 - Downtown Design Review Criteria**



**A. SITE DESIGN CRITERIA:**

**1) Vehicular Circulation and Parking**

**a. Provide efficient vehicular access to parking and service areas which is coordinated on a superblock basis.**

**Finding:** Vehicular access to the below-grade parking garage and the service (loading) area is proposed from a curb-cut (driveway) along NE 10<sup>th</sup> Street and by an existing 15-ft wide Ingress and Egress Easement (King County Recording #2547428) granted by the adjoining property owner.

The parking garage will contain 111 parking stalls divided between three floors (P1 through P3). Trash collection and loading area is located on the ground level next to the garage entrance. Delivery trucks will be able to turn around on site within easements that benefit the site. See sheet G0.07 for turning diagram. Republic Services refuse pickup has been reviewed and approved via a letter from Hilsia Roberts dated 9/25/17.

Residential storage has been proposed at various areas within the underground garage. The elevator lobby is in the center of the building, with parking and storage surrounding the core. Gym and apartment amenity rooms are proposed on ground level facing NE 10<sup>th</sup> Street.

**b. Coordinate the location of vehicular and pedestrian mid-block connections, considering opportunities for mid-block crossings.**

**Finding:** A pedestrian mid-block connection is provided from the subject site across NE 10<sup>th</sup> Street as described in **Transportation – Site Access** in **Section VI** of this report. As described in **Section I** of this report, the applicant requests approval for a Variance from the Land Use Code (file #18-110366-LS) to remove the requirement for a partial through-block pedestrian connection from the subject property per LUC 20.25A.060.C.2. Refer to **Sections IX** of this report for the criteria and findings by Land Use in its determination of this variance request.

**c. Provide for safe and pleasant movement within the Downtown for the pedestrian and bicyclist.**

**Finding:** The sidewalk on NE 10<sup>th</sup> Street is 12'-6" in overall width and is comprised of a 7-foot wide clear walking surfaces, 5-foot wide planting strips and 6-inch curb. The sidewalk will be wide enough to comfortably accommodate pedestrians and connect with adjacent properties to provide pedestrian access within the neighborhood and to the Downtown Core to the southeast. There will be no on-street parking.

**d. Maximize the separation of vehicular traffic from pedestrian areas by means of level changes, space and distance, or landscaping.**

**Finding:** The pedestrian entrance is located along the building's south facade (its NE 10<sup>th</sup> Street frontage) which is separated by a distance approximately 85 feet from vehicular traffic at the parking garage and loading area along the building's east facade.

- e. Incorporate retail shopping space at ground level into parking structures whenever practical and appropriate.***

**Finding:** Does not apply. There will be no free-standing parking structure.

- f. Minimize the location of parking adjacent to pedestrian connections.***

**Finding:** Does not apply. All parking will be within the building and not directly adjacent to the public sidewalks.

- g. Limit the number of driveway openings and the number of access lanes in each opening.***

**Finding:** The small scale of the site precludes access lanes. The single driveway opening at NE 10<sup>th</sup> Street provides access to the building's parking garage entrance and loading area, as well to adjoining existing development to the north and east of the site.

- h. Where appropriate, fit garages into the topography and make use of garage roofs for public open space, recreation or landscaped areas.***

**Finding:** Does not apply. This guideline refers to free-standing parking structures.

- i. Maximize the use of underground parking.***

**Finding:** The applicant has maximized the use of underground parking by providing all of the project's parking in 3 underground levels.

**2) Pedestrian Circulation and Amenities (see LUC 20.25A.060)**

**Finding:** Per LUC 20.25A.060, the proposed project complies with the requirement of a sidewalk with minimum width of 12 feet plus a 6-inch curb. The project will provide street trees and additional ground cover and shrubbery in a 5-foot wide planter strip along the length of the NE 10<sup>th</sup> Street frontage. The proposed project will provide a canopy as weather protection above the sidewalk. Soffit lights will be provided under the canopy for safety. Private patios are proposed along west and north portions of the building. A roof deck is proposed for resident congregation. Landscaping along with amenities such as barbeques, outdoor fireplaces and seating areas are planned for this area. Access and egress occurs via two stairs and two elevators in the building core.

As described in **Section I** of this report, the applicant requests approval for a Variance from the Land Use Code (file #18-110366-LS) to remove the requirement for a partial through-block pedestrian connection from the subject property per LUC 20.25A.060.C.2. Refer to **Sections IX** of this report for the criteria and findings by Land Use in its determination of this variance request.

**3) Wind and Sun**

- a. Ensure that the form and placement of buildings consider desirable year-round conditions of sun and shade in surrounding open spaces and public areas.***

**Finding:** The building's height is proposed to be approximately 69.5 feet above the average finished grade. At this height the building is over 20 feet lower than the maximum height allowed (in Subdistrict B) of 90 feet. The longest building façades (south and north) are oriented along an east/west axis, thereby ensuring that most of the shadows cast by the building will affect the landscaped area along the project's

north boundary and existing parking area on the adjoining property to the north.

- b. *Design new buildings with wind conditions in mind so as to shelter pedestrians from undesirable winds, particularly on the ground, and in publicly accessible areas.***

**Finding:** The building's canopy above the NE 10<sup>th</sup> Street frontage will provide protection for pedestrians under all but the strongest wind events likely to affect the site. The canopy will be over 7 feet deep will vary in height above the sidewalk from approximately 9 feet at its west end to approximately 11'-6" above the building entry.

- c. *Consider how new buildings might incorporate outdoor spaces of calm, especially for winter, and places of suitable breeziness in summer at levels of pedestrian activity.***

**Finding:** The proposed building includes outdoor spaces for residential units on the ground floor, which open into landscaped patios. The building will also provide an exterior rooftop terrace for the use of all residents. The terrace will provide access to summer breezes and will be comprised of seating, landscaped areas and a fireplace.

- d. *Consider wind and sun in design of landscaping: e.g., evergreen tree-planting as wind blocks, or deciduous trees on south and west sides of open spaces to maximize winter sun penetration.***

**Finding:** The deciduous *Nyssa Silvatica* "Firestarter" street trees to be planted along the NE 10<sup>th</sup> Street frontage will maximize winter sun penetration into the building's common spaces and south-facing residential units.

**4) Open Space:**

- a. *Design and locate open spaces, such as plazas squares and large landscaped areas, to work as part of a comprehensive system of spaces in the Downtown.***

- b. *Design open spaces to provide for maximum use by a wide variety of people.***

**Finding:** The proposal's site area precludes the potential for the provision of a plaza or large landscaped area as part of a comprehensive system of spaces in Downtown. The building does, however, include landscaped patios for the residential units on the first floor, and landscaped area along the north side of the building that abuts the Le Chateau development to the north of the site. As described previously, the building also has a roof top amenity deck, which occupies the south half of the building roof. The roof amenity will be activated with seating, landscaping and other amenities, and will also include an overhead trellis to provide shading for a portion of the roof deck. **Refer to Condition of Approval regarding Final Landscape Plan in Section XI of this report.**

**5) Light and Glare:**

- a. *Consider and mitigate light and glare impacts upon major public facilities, streets and major public open spaces.***

- b. *Mitigating measures may include use of low-reflecting building materials, landscaping, tilting of reflective panels, reorientation of the building or the addition of screening devices such as louvered screens and marquees.***

**Finding:** The exterior skin of the proposed project is a combination of Vinyl window wall, Hardie Panel, stone cladding and cast in place concrete. The color and materials board on sheet G0.08 shows the low reflectivity of the chosen materials. **Refer to Condition of Approval regarding Exterior Lighting in Section XI of this report.**

## **B. DOWNTOWN PATTERNS AND CONTEXT**

### **1) Natural Setting and Topography**

- a. Make creative use of any existing topographic variations in site design and location of buildings, circulation patterns, parking area design and public spaces to enhance the setting and provide variety.**

**Finding:** The site elevation is highest on the northwest corner and slopes down towards the southeast corner. The ground floor of proposed building orients the public areas such as lobby, gym and common rooms on the southside along NE 10<sup>th</sup> Street, while the mailroom, mechanical rooms, and garage entrance are on the northside, where it is mostly below grade due to topography

- b. Make maximum use of views to mountains, Lake Washington and the Seattle skyline.**

**Finding:** It's anticipated that the upper building levels will allow views eastward to the Cascade Mountains, Mt. Rainier. To the west, partial views of Lake Washington, the Seattle skyline and Olympic Mountains will be seen.

- c. See high quality of design for all buildings constructed at prominent locations. These locations may include areas on ridge crests and hilltops, fronting and public open spaces, those closing a vista and those affording a silhouette against the sky.**

**Finding:** The proposed building site is not in a prominent location but does provide an opportunity to establish a consistent scale and use along the NE 10<sup>th</sup> Street through in-fill development as envisioned with this proposal. The building's design as reviewed through Design Review in Section IV of this report meets the criteria and guidelines for high-quality design.

### **2) Landscape Design**

- a. Make effective use of significant landscape features to complement and contrast with building forms. This includes massing of plant materials to constitute a recognizable visual unit which contrasts effectively with built forms.**

**Finding:** There are no existing significant landscape features on the site, nor is there room to create one given the site's small area. However, on the ground level, street trees and landscaping along with seating will frame the sidewalk along NE 10<sup>th</sup> Street. Landscaping on the north and west sides of the building will provide visual buffers and soften transition from neighboring properties. As noted earlier, the landscaping planned for the roof deck will provide a park-like environment for the building's residents.

- b. Require retention of significant existing vegetation, where it can be incorporated into efficient site design and maintained in a safe and healthful condition.**

**Finding:** There is no significant existing vegetation on the site that will be required to retain.

- c. Consider the location or relocation of traffic control boxes, power vaults, utility boxes and similar features in the design of the pedestrian areas to minimize the impact on the visual and physical quality of the pedestrian environment.**

**Finding:** The locations of required City and utility infrastructure improvements along the NE 10<sup>th</sup> Street frontage have been coordinated to minimize their visual and physical impact to the pedestrian environment. As described previously in this report, street



trees, associated plantings and seating (benches) will be provided in the 5-foot wide planting strip in the NE 10<sup>th</sup> Street frontage. **Refer to Conditions of Approval regarding Final Landscape Plan, Planting in Right-of-Way/Streetscape, Planting Strip/Right-of-Way Irrigation, Soil Volumes, Landscape Installation Assurance Device, Landscape Maintenance Assurance Device and Landscape Maintenance Agreement with the City of Bellevue in Section XI of this report.**

### **3) Views**

- a. Consider the negative impact of a building on views, both from existing buildings and future developable or re-developable sites.**

**Finding:** The proposed height for this residential structure (69.5 feet) conforms to the maximum building height allowable for Subdistrict A (55 feet) and Subdistrict B (90 feet). Building heights within the city's urban core have been designed as a "wedding cake" with heights being reduced within Downtown Perimeter Overlay Subdistricts. The building's height, which is over 20 feet less than the maximum height allowable by Code, reduces the negative impact of views from existing buildings and future development on adjacent sites.

- b. Consider the availability of public views from public spaces such as streets, street intersections, parks, plazas and areas of pedestrian concentration.**

**Finding:** There are no existing parks, plazas or areas of pedestrian concentration near the building. There will be public views of portions of the building from NE 10<sup>th</sup> Street to the south, 100<sup>th</sup> Avenue NE to the west and 102<sup>nd</sup> Avenue NE to the east. As described in item 3a. above, the building's height in either Subdistrict A or Subdistrict B, does not extend to the maximum heights allowed by Code, and therefore will reduce negative impacts on views of the building from nearby streets or street intersections.

### **4) Building Height and Bulk**

- a. Buildings near public open spaces should permit visual access and, where feasible, physical access to the public open space.**

**Finding:** The building is not located near a public open space but is located adjacent to the NE 10<sup>th</sup> Street right-of-way. The private exterior space provided at the west side of the building, consisting of landscaped exterior terraces, does permit visual access into this space and to the parcel owned by PDC to the north of the site.

- b. Wherever practicable, buildings should be oriented to minimize the shadows they cast on publicly accessible open spaces.**

**Finding:** As discussed in item 4a above, the building is not located near a public open space. The building is located on the north side of NE 10<sup>th</sup> Street with its broader facades oriented along the east-west axis. Given this massing diagram, the building is oriented to minimize the shadows it casts, which will only occur after sunrise and before sunset during the summer.

- c. Encourage slender towers, particularly at upper levels.**

**Finding:** Does not apply. The NE 10<sup>th</sup> Residential building is not a tower.

- d. Discourage buildings of extreme rectangular shape which tend to be out of proportion for their floor area.**

**Finding:** The building's overall dimensions are roughly 145 feet east to west, 91 feet north to south and 70 feet in height. The resulting building shape is not of an extreme rectangular shape and is in proportion with its floor area. Refer to the Project Drawings in Attachment C of this report.

- e. Encourage spacing between towers to retain the feeling of an open, airy Downtown.**

**Finding:** Does not apply. The NE 10<sup>th</sup> Residential building is not a tower.

- f. For buildings outside the Core Design District, encourage building massing which minimizes visual impact to surrounding residential neighborhoods.**

**Finding:** As described in **Section I**, the building's massing minimizes visual impact to surrounding residential neighborhoods by establishing heights for both Subdistricts A & B that are below what would otherwise be allowable by Code. As indicated **Section III**, the building conforms to dimensional requirements by the Land Use Code.

- g. Stepbacks required for diminished floorplate buildings should be oriented to the public street or streets adjacent to the building site to maximize the availability of light and air at the street level and to preserve view corridors.**

**Finding:** Does not apply. No stepback is required for the NE 10<sup>th</sup> Residential project pursuant to LUC 20.25A.020.B.2.d.

- h. Encourage rooftop features, appropriate to the overall height and scale of the building, to modify an otherwise unmodulated profile.**

**Finding:** The rooftop terrace includes an overhead trellis that engages the mass of the elevator and stair towers, thereby unifying the rooftop appurtenances into one form that provides a transition from the mass of the building below.

## **5) Transitions**

**In transitions between districts in the Downtown and between properties, the lower portions of buildings should be designed to promote easy circulation, good relationships among open spaces, visual connection in scale, and maximum penetration of sunlight to the ground level.**

**Finding:** The building's ground level includes a transparent entrance lobby set back from the sidewalk along NE 10<sup>th</sup> Street that gives pedestrians visual connection with vehicles approaching from the garage and loading area to the north. In addition, the building's lower height and setback along the west property boundary provides a transition in scale and landscaped patios promotes sunlight to penetrate both the subject site and the adjacent LUX apartment building.

## **6) Patterns of Activity**

- a. Maximize opportunities for vital, pedestrian-level activity in all areas of the Downtown.**

**Finding:** The south-facing NE 10<sup>th</sup> Street frontage will provide an improved pedestrian experience and the opportunity for more pedestrian interaction with street trees, additional landscape plantings and pedestrian benches. The overhead canopy will offer

weather protection and the landscaped residential patios will offer visual interest.

- b. Provide space for a variety of appropriate activities accessible to the public at large in the Downtown, especially at ground level and at main pedestrian levels.***

**Finding:** Refer to Finding for 5a above.

- c. Uses and activities that are nonpublic or non-pedestrian in nature should not be located adjacent to pedestrian areas.***

**Finding:** Service areas are located within the building to the north of the residential amenity spaces such as the lobby, gym, living room and meeting room, all of which are situated along the NE 10<sup>th</sup> Street frontage.

## **7) Signage**

- a. Ensure that signage is an integral part of the architectural design.***

**Finding:** The building name signage will be installed on top of the canopy above the entrance. This location signifies the building entry below.

- b. Encourage signage which is scaled to the pedestrian and enhances the pedestrian environment.***

**Finding:** Building signage will be reviewed for its scale and degree to which it enhances the pedestrian environment under separate Sign permits.

- c. Signage must comply with the applicable requirements of Chapter 22B.10 BCC, now or as hereafter amended.***

**Finding:** Building signage will be reviewed for its compliance with the applicable requirements of Chapter 22B.10 BCC, now or as hereafter amended. **Refer to Condition of Approval regarding Signs in Section XI of this report.**

### **LUC 20.25A.115 – Design Guidelines – Building/Sidewalk Relationships**



**Figure 13 - View along NE 10<sup>th</sup> Street frontage**

NE 10<sup>th</sup> Street is designated as “D” right-of-way (ROW) in Part IV of the Building-Sidewalk Design Guidelines, which requires buildings located on D Streets to have some relationship between interior and exterior activities with respect to visual access, and design focus on sidewalk-related activities and amenities.

As described previously and included in **Figure 13** above, the building includes full-height windows along NE 10<sup>th</sup> Street that will provide generous visual access into the building’s ground floor amenity spaces.

Additionally, the planting strip adjoining the street will include pedestrian benches along with the required street trees and associated landscaping. The pedestrian entry and lobby will be enclosed within a glass-clad wall to provide additional interest and transparency for the pedestrian

#### **LUC 20.25A.090.E – Applicable Perimeter Design District Guidelines**

The proposal meets the following applicable Downtown Perimeter Design District Design Guidelines:

- 1. Buildings should be clad with materials which minimize reflected light. Overhangs, awnings, sunscreens, and other devices should be considered to minimize conditions of glare.**

**Finding:** The specific materials proposed for the building –cementitious panels and siding, storefront windows, and metal accents– have been chosen for their high quality and ability to reduce the reflection of light and glare. Additionally, in the pedestrian realm at ground level, the sidewalk will have an overhead marquee which will provide weather protection while at the same time diffusing light.

- 2. Building facades should be divided into increments through the use of bay windows, offsets, angled facets, recesses and other architectural features, which serve to break down the scale.**

**Finding:** The applicant has used numerous architectural elements to break down the scale of the building, including the following:

- Two colors of cementitious panels are used to organize building facades into sections.
- Panels are off-set from floor-to-floor.
- Balconies break down the scale of the facades and create shadow patterns.
- The canopy above the first floor breaks down the scale of the building.

- 3. Rooftops should incorporate features such as pitched or sloped forms, terraces, and perimeter planting to soften an otherwise rectilinear profile.**

**Finding:** The rooftop terrace will further help to soften the hard edges of the building.

- 4. Surface parking should be concealed from street level views by berms, hedges, walls or combinations thereof.**

**Finding:** There will be no surface parking. All parking will be within the underground garage.

5. **Special attention should be given to the provision of elements at or near the ground level such as awnings, recessed entries, water features, address signs, seasonal flower beds, seating, pedestrian oriented uses and display kiosks.**

**Finding:** The applicant will provide weather protection via the canopy along the NE 10<sup>th</sup> Street façade. Landscaping, including street trees, shrubs and/or groundcover, will be provided in 5-foot wide planting strip adjacent to the public sidewalk. Benches will also be placed along the NE 10<sup>th</sup> Street building façade in this planting strip. While the general direction/concept of signage has been reviewed under this design review, no review of signage against the requirements of the Bellevue Sign Code. Final review of all project signage for compliance with the Sign Code will take place under individual sign permit applications. **Refer to Condition of Approval regarding the Signs in Section XI of this report.**

## V. PUBLIC NOTICE AND COMMENT

Application Date:	August 31, 2017
Notice of Application:	October 12, 2017
Minimum Comment Period:	October 26 <sup>th</sup> , 2017
1 <sup>st</sup> Public Meeting:	November 2, 2017
2 <sup>nd</sup> Public Meeting:	May 8, 2018

As required by LUC 20.35.210, the NE 10<sup>th</sup> Street Residential project was publicly noticed (Notice of Application and Public Meeting) in the Weekly Permit Bulletin (WPB) published on October 12, 2017. As required in LUC 20.35.210. A.3, the WPB informing the public of the NE 10<sup>th</sup> NOA was mailed to property owners within 500 feet of the site. However, there were no members of the public in attendance at the Public Meeting held on November 2<sup>nd</sup>, 2017, due in part to the lack of visibility caused by the improper installation of the Noticing Sign at the project site.

At the request of residents of the Vuecrest neighborhood to the west of 100<sup>th</sup> Avenue NE, the City scheduled a second Public Meeting for May 8<sup>th</sup>, 2018 through public notice (Notice of Public Meeting) published in the a second in the WPB published on April 26<sup>th</sup>, 2018. 14 members of the public signed the attendance form provided at the meeting. However, there appeared to be several more members of the public in attendance than those individuals who signed in.

### Parties of Record & Public Comment

The 14-day minimum required public comment period ended on October 26, 2017 but comments were accepted up to the date of this decision. Parties of Record have provided comments as enumerated below, accompanied by the City response (Findings) as follows:

1. **The outdoor screen on the rooftop terrace would project both unwanted light and potentially inappropriate images into east-facing homes in the neighborhood.**

**Finding:** The applicant has removed the outdoor screen from the proposal.

2. **There is no provision on the site for short-term delivery vehicles.**

**Finding:** The loading area as depicted on the drawings meets the requirements of LUC 20.590.K.4.b.ii, as described in Table 2: Parking and Loading Requirements in **Section III** of this report.



**3. The loading area would be too small to accommodate vehicles exceeding 30 feet in length.**

**Finding:** The applicant has demonstrated that anticipated delivery vehicles (an SU-30 truck) meets the criteria in LUC 20.20.590K.4.b.ii, as shown in the vehicle turning diagrams on Sheet G0.07 in the Project Drawings attached at the end of this report. **Refer to Condition of Approval regarding Provisions for Loading in Section XI of this report.**

**4. There is no nearby parking for visitors to the proposed building.**

**Finding:** The applicant has provided 111 parking stalls on site, which exceed by 9 stalls the required minimum parking requirement (102 stalls) as shown in the Dimensional Table in **Section III** of this report. Visitor parking is not required in the Downtown Code under which this application has been reviewed.

**5. The traffic study performed for the nearby apartment complex (LUX) was done during a month when schools were not in session (August) and during times that did not reflect the normal patterns of peak traffic (school pickup/drop off, leaving/returning from work). Given the large number of schools in the area . . . that funnel traffic to NE 10<sup>th</sup>, frequently causing a back-up exceeding five blocks, this oversight should be addressed.**

**Finding:** The concern expressed pertains to traffic patterns and volumes beyond the scope of this review, the Design Review for the LUX Apartment Complex was approved on July 15, 2016 under file #15-120258-LD. The proposal as conditioned meets the requirements of the Transportation Department as included in this report.

**6. Despite having much longer and wider street frontage, there were significant long-term traffic diversions needed during the construction of the LUX apartment building development. How would this be mitigated for this project?**

**Finding:** Traffic diversions needed during the construction of the NE 10<sup>th</sup> Residential apartment building will be mitigated through applicable Right-of-Way Use Permits the applicant must secure from the City's Transportation Department prior to the issuance of any construction or clearing and grading permit. **Refer to Condition of Approval regarding Right-of-Way Use Permit in Section XI.**

**7. Access to the site by east-bound vehicles on NE 10<sup>th</sup> Street will be compromised by buses using the staging area located along the right (south) side of the street across from the site.**

**Finding:** The concern expressed pertains to public transit vehicles beyond the scope of this review. The Transportation review group has reviewed the proposal and found that it meets city standards as conditioned.

## **VI. TECHNICAL REVIEW**

### **A. Transportation**

#### **Site Access and Loading**

The site is located on the north side of NE 10<sup>th</sup> Street, east of 100<sup>th</sup> Avenue NE. The site currently has access to NE 10<sup>th</sup> Street via a 32-foot-wide driveway covering a shared access easement with the neighboring property to the east. The access easement is 25 feet wide, with 10 feet of the

easement on the NE 10<sup>th</sup> Residential property, and 15 feet of the easement on the adjacent property and is not aligned with the existing driveway.

Access to the proposed project will be provided via a 25-foot-wide private road/driveway reconstructed to be aligned with the 25-foot-wide shared access easement. The garage access driveway and required on-site loading and garbage pickup area will be located from the private road/ driveway on the east side of the building.

Access for pedestrians shall be provided by a minimum 7-foot-wide sidewalk along NE 10<sup>th</sup> Street. A midblock crosswalk across NE 10<sup>th</sup> Street will provide pedestrians access to cross the street. **Refer to Condition of Approval regarding Provisions for Loading in Section XI of this report.**

### **Street Frontage Improvements**

To provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Frontage Improvements required by the developer include:

- Minimum 7-foot-wide concrete sidewalk on NE 10<sup>th</sup> Street
- Minimum 5-foot-wide planter strip on NE 10<sup>th</sup> Street.
- New curb and gutter along the entire frontage.
- Minimum 10-foot-wide midblock crosswalk across NE 10<sup>th</sup> Street.
- Two 10-foot-wide ADA compliant curb ramps per Bellevue's standards.
- Modification to the traffic median on NE 10<sup>th</sup> Street to accommodate the 10-foot-wide mid-block crossing.
- Installation of a minimum 25-foot-wide driveway per standard drawing SW-150-1 on NE 10<sup>th</sup> Street meeting Bellevue's sight distance standards.
- Street lighting to City of Bellevue Standards.

The trees in the median on NE 10th Street are city assets that the city has paid to maintain and has invested in since 1989. Irrigation to the median and trees on the south side of NE 10th Street are controlled by an irrigation controller in the sidewalk on the NE 10th Residential frontage. Modification to the irrigation system to keep service to the south side of NE 10th Street should be included in the plans. If the applicant retains any of the street trees, prescriptive methods of tree protection are required to be shown on the plans. If the applicant removes and replants the trees, the applicant is required to pay fair market value for the assets removed and rebuild the median to current City standards.

Engineering and construction details must be shown on the civil engineering plans submitted to the clearing and grading permit. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans. During construction, city inspectors may require additional survey work at any time to

confirm proper elevations. The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. **Refer to Conditions of Approval regarding Civil Engineering Plans – Transportation, Building and Site Plans – Transportation, Street Frontage Improvements and Payment for Removed Street Trees in Section XI of this report.**

1. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing SW-150-1 or equivalent).
2. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

3. The existing curb, gutter, and sidewalk on NE 10<sup>th</sup> Street shall be completely removed and reconstructed with a sidewalk width of at least 7 feet, not including the 5-foot wide planting strip and the 6-inch curb. At any location where the sidewalk extends over a basement or parking garage, a construction method that will prevent differential settling must be used. Such method must be acceptable to the Transportation Department.

4. The new landscaping planter strip along NE 10<sup>th</sup> Street shall be irrigated with a private metered water source. Electrical connections for lighting in planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk. Installation of the proposed planting strip shall include a spray irrigation system, soil preparation, root barrier and plantings. Root barrier and soil preparation are described in Standard Drawings SW-120-1 and SW-130-1.
5. The design and appearance of the sidewalk and landscaping on NE 10<sup>th</sup> Street shall comply with the standards and drawings in the Transportation Department Design Manual. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern, unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features.

Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements. See section on Alternative Paving Materials for further details.

If the developer requests alternative paving materials, samples must be submitted for review. If approved, any non-standard patterns, colors, or other features may be installed only if an agreement is recorded against the property to hold the landowners responsible for maintenance and replacement of all such non-standard sidewalk features.

6. The driveway on NE 10<sup>th</sup> Street shall have an approach width of 25 feet, as defined in standard drawing SW-150-1. The driveway apron design shall be consistent with standard drawing SW-150-1.
7. No new building structure or garage shall be constructed under a street right of way or existing public sidewalk/utility easement. No soil nailing is allowed under a street right of way or sidewalk/utility easement without an indemnification agreement that protects the city.
8. To the extent feasible, no new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk. To the extent feasible, no utility vaults may be located within the primary walking path in any sidewalk.
9. Any awning, marquee, balcony, etc. over a sidewalk or utility easement must be at least 16 feet above the sidewalk or be removable (with an agreement regarding removal and replacement); and must have at least 3 feet horizontal clearance from any streetlight or traffic signal pole.
10. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing SW-150-1 or equivalent.

Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.

11. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.
12. The applicant is required to coordinate mailbox location with the Bellevue Postmaster and show the mailbox location on the engineering plans.

#### **Easements**

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks located outside the city right of way fronting this site. Any negative impact that this development has on existing utilities easements must be mitigated or easements relinquished.

A portion of the required sidewalk and planter will be constructed on the adjacent property (owned by PCD) to the east. The applicant is required to provide sidewalk and utility easements from PDC for the portion of the sidewalk on their property, as well as any temporary construction easements that may be needed to construct the required improvements.

The applicant shall provide easements to the City for location of signal or street light facilities consisting of above-grade boxes and/or below-grade vaults between the building and sidewalk within the landscape area on the NE 10<sup>th</sup> Street frontage. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

**Refer to the Conditions of Approval regarding Existing Easements, Sidewalk/Utility Easements, Easements for Street Light Boxes & Vaults and Recording of Joint Easements in Section XI of this report. Refer to Letter of Intent to Grant Easements in Attachment B of this report.**

#### **Holiday Construction & Traffic Restrictions**

From November 15<sup>th</sup> to January 5<sup>th</sup>, construction activities such as hauling and lane closures may be restricted due to holiday traffic. The dates and times of these restrictions are subject to change. The applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit. **Refer to the Condition of Approval regarding Holiday Construction and Traffic Restrictions in Section XI of this report.**

#### **Use of the Right of Way During Construction**

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit. **Refer to the Condition of Approval regarding Right-of-Way Use Permit in Section XI of this report.**

#### **Pavement Restoration**



The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project NE 10<sup>th</sup> Street has been classified as "Grind/Overlay Required." The minimum pavement restoration for street cuts will be a full grind and overlay for a minimum of 50 feet as required in the right of way use permit. **Refer to the Condition of Approval regarding Pavement Restoration in Section XI of this report.**

## **B. Utilities**

### Storm Drainage

This project will be reviewed under the 2017 Utilities Engineering Standards or those in effect at the time of building permit application.

The project drains to Lake Washington via the Meydenbauer Creek Basin. The project is redevelopment as there is more than 35% existing impervious surface. MR #1-9 apply because the total of the new plus replaced hard surfaces is 5,000 square feet or more, AND the value of improvements exceeds 50% of the assessed value of the existing.

The project addresses MR #4: Preservation of Natural Drainage Systems and Outfalls by continuing to discharge stormwater to the same location. The site will continue to discharge drainage flows southeasterly towards NE 10<sup>th</sup> St.

The project addresses MR #5: Due to the size of the building footprint and the lack of available space for low-impact development BMPs (based on required property line and building setbacks) infiltration and dispersion BMPs were not feasible for the project. The Geotechnical Report states that *"In summary, our borings generally encountered dense to very dense glacial till below the asphalt or concrete paving and extended to the maximum depths of the boring."* making it infeasible for infiltration.

MR #6: Runoff Treatment applies based on the Figure 1.5 Flow Chart for Determining Minimum Requirements for Redevelopment Projects but is not triggered because the pollution – generating hard-surface (PGHS) is less than 5,000 square feet in the threshold area of the project.

MR #7: Flow Control applies based on Figure 1.5 Flow Chart for Determining Minimum Requirements for Redevelopment Projects but is not triggered because the project is within the Meydenbauer No Detention Zone.

### Water

The water supply for this project is provided from City of Bellevue owned water mains located on NE 10<sup>th</sup> St. Fire lines, Domestic and Irrigation shall be by separate water main connection and

service per COB Water Engineering Standards W3-10(C). Any irrigation lines or services are required to have an approved and certified backflow assembly installed as well as provide an Irrigation Water Budget prior to acceptance of the installation.

New water services, smaller than 3-inch, will require a water service application (UC permit). Application fees will include permit fees, Regional Capital Facilities Charge and any other applicable fees due at the time.

Separate irrigation services are required for public and private landscaping respectively. A landscape Irrigation Budget is required for each type (public and private irrigation systems) if the irrigated area is 500 square feet or greater. Coordinate with City of Bellevue Parks Department to determine the irrigation water service size required for ROW irrigation.

#### Sewer

UA permits (commercial side sewer permits) will be required for each sanitary side sewer connection including modifications. **Refer to Condition of Approval regarding Preliminary Design, Utility Codes and Engineering Standards in Section XI of this report.**

#### **C. Parks Department**

The proposed street trees match the required street trees along the NE 10<sup>th</sup> Street frontage. All new street trees are to be 3-inch caliper or greater and are required to be planted per the Planting Specifications and Construction Details (Attachment E to this report) The irrigation for the right-of-way plantings shall be on a separate meter to allow accessibility for any necessary maintenance work by the City of Bellevue. Lastly, prior to the release of the landscape maintenance assurance device, the applicant and the City of Bellevue shall enter into an agreement regarding future maintenance of the streetscape and right-of-way. **Refer to Conditions of Approval regarding Final Landscape Plan, Planting Strip/Right-of-Way Irrigation, Planting in the Right-of-Way/Streetscape, Soil Volumes, Landscape Installation Assurance Device, Landscape Maintenance Assurance Device and Landscape Maintenance Agreement with the City of Bellevue in Section XI of this report.**

#### **D. Fire**

The Fire Department has reviewed the proposal for compliance with applicable codes and standards. As conditioned, this proposal will conform to these requirements.

#### **E. Clear & Grade**

Clearing and Grading has review the proposal for compliance with applicable codes and standards and has approved this Design Review. A Clearing and Grading Permit will be required for this proposal.

### **VII. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of the *2016-2027 Transportation Facilities Plan Final*

*Environmental Impact Statement* (TFP EIS), dated December 2015 (available in the Records Office at City Hall, 450 110<sup>th</sup> Avenue NE.) This document analyzes the transportation and air quality impacts of the City's Traffic Task Force recommendations to meet the Comprehensive Plan, Transportation Element and Mobility Management goals.

This section of the Staff Report is an addendum to the adopted EIS referenced above. Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, the Bellevue City Code (BCC) Section. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process. A discussion of the impacts is noted below, together with any specific conditions of approval. **Impacts will be mitigated through exercise of Code authority and project-specific Conditions of Approval contained in Section XI of this report.**

#### **Earth**

There are no Critical Areas or environmental issues associated with this site. An issuance of a DNS is the appropriate threshold determination under the SEPA requirements.

#### **Environmental Health/Noise**

Construction Noise: While construction noise and increased vehicle trips are expected during the construction period, the Bellevue Noise Control Code, BCC 9.18, regulates hours of construction-related noise emanating from the site. BCC 9.18 provides for an exemption from the noise restrictions for the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays which are not legal holidays. Therefore, no specific measures to reduce noise during this period are proposed.

Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction. The Director, as outlined in the BCC 9.18, may grant an approval to expand the hours for which construction-related noise emanates from the site subject to meeting the criteria of BCC 9.18.020.C.1&2. Allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. **Refer to Conditions of Approval regarding Noise and Construction Hours and Holiday Construction and Traffic Restrictions in Section XI of this report.**

Garage Exhaust: Exhaust fans blowing air over a sidewalk or pedestrian connection can create noise levels exceeding that allowed by the City Code. The project is required to certify that the garage exhaust fan noise will not exceed 60 weighted decibels (dBA) at the public sidewalk prior to the issuance of any Certificate of Occupancy. **Refer to Condition of Approval regarding Garage Exhaust & Certification in Section XI of this report.**

Interior Noise: BCC 9.18, prohibits the approval of new residential structures where the exterior noise levels exceed day-night average sound level of 65 dBA anywhere along the site boundary, unless the construction can achieve *interior* noise levels of 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. *Prior to the issuance of any building permit*, the applicant must submit an

Acoustical Engineer's report on the proposed construction and the anticipated maximum noise thresholds inside the units facing a street frontage. Before any occupancy permits are issued, the noise levels must be measured inside a random sample of the residential units and the report revised to reflect the results. If the actual noise levels exceed the maximum required thresholds, the acoustical report must include recommendations to modify the construction to meet the interior noise thresholds. **Refer to Conditions of Approval regarding Use of Best Available Noise Abatement Technology, Acoustical Engineer's Report and Noise Measurements in Section XI of this report.**

#### **Water**

The City of Bellevue has adequate capacity for providing water and sanitary sewer capacity for this proposal.

#### **Transportation**

##### **Long Term Impacts and Mitigation**

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's 2016 – 2027 Transportation Facilities Plan FEIS Addendum. The impacts of growth that are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's 2016 - 2027 Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. NE 10<sup>th</sup> Residential lies within MMA #3, which has a 2027 total growth projection of 4,645 multi-family units. This development proposes 102 multi-family units. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan FEIS Addendum.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply. **Refer to Condition of Approval regarding Transportation Impact Fee in Section XI of this report**

##### **Mid-Range Impacts and Mitigation**

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

A Transportation Impact Analysis was prepared by Transportation Engineering Northwest for this project. The NE 10<sup>th</sup> Residential development proposes 102 multi-family units. Using the City's adopted rates for multi-family use, it was determined that this development will generate approximately 27 new p.m. peak hour trips. That number is below the 30-trip trigger; therefore, concurrency is not required.

#### **Short Term Operational Impacts and Mitigation**

Because of the low volume of trips generated, no short term operational impacts are expected from this development. The Trip Generation Analysis prepared for this project by Transportation Engineering Northwest, published on July 3<sup>rd</sup>, 2017, is included in the Development Services file for the project.

### **VIII. CHANGES TO THE PROPOSAL DUE TO CITY REVIEW**

#### **A. Site:**

- The art (sculpture) was removed from the project after city staff identified that its proximity to a landscape feature would impact the enjoyment of the landscaping. Land Use requested the sculpture to be moved to an area adjoining the pedestrian entry to the building which was not feasible for the applicant, so the sculpture was removed from the proposal.
- The applicant obtained documentation from the adjoining property owner, Pinnacle Development Corporation (PDC), to the east of the subject site to grant easements as described in the Letter of Intent included in Attachment B at the end of this report.

#### **B. Building:**

- The east façade of the building was adjusted to provide sufficient space for trucks accessing the loading area to do so without encroaching onto the adjoining property (parcel #5709000030).
- Graphic Imagery (text) that would have been visible to the public was removed from the undersides of residential decks on floors 2 and above.
- A projection screen proposed at the rooftop terrace was removed due to neighborhood concerns about light and glare that would have potentially impacted their homes.

### **IX. DECISION CRITERIA**

#### **A. Design Review (17-120235-LD)**

***Per LUC 20.30F.145, the Director may approve, or approve with modifications, an application for Design Review if:***

- 1) The proposal is consistent with the Comprehensive Plan;***

#### **POLICIES IN COMPREHENSIVE PLAN VOLUME I – GENERAL ELEMENTS**

<b>Urban Design &amp; the Arts (UD) Policies</b>	<b>Narrative Regarding How Each Applicable Policy Has Been Met</b>
<b>UD-1: Enhance the appearance, image and design character to make Bellevue an inspiring place to be.</b>	The proposed apartment building replaces a decades old two story medical/dental building. The new building's design enhances the urban quality of Bellevue's growing downtown core area with vibrant new construction while providing market rate housing supporting the city's growth demands.



<b>Urban Design &amp; the Arts (UD) Policies (Continued)</b>	<b>Narrative Regarding How Each Applicable Policy Has Been Met (Continued)</b>
<b>UD-4: Create a safe, engaging and attractive pedestrian environment throughout the city using appropriate urban design features.</b>	The building's 150 linear foot frontage on NE 10 <sup>th</sup> street maximizes transparency which helps with pedestrian level safety. Additionally, six apartment levels above street grade, including some units with decks, adds to the vibrancy and safety with 'eyes on the street' from the building's residents.
<b>UD-10: Encourage rooflines that create interesting and distinctive forms against the sky within Downtown and other mixed-use areas.</b>	The roof line steps down two floors at the west end of the building, from seven floors to five floors. Along with the roof top amenity features – landscaping and metal trellis – provides a distinctive transition between the roof and sky.
<b>UD-21: Explore opportunities to enhance pedestrian and other mobility connections between buildings and developments.</b>	The building is located on a small lot with all pedestrian mobility happening along the south sidewalk level. Connections to other developments happen within the city ROW's.
<b>UD-23: Encourage excellence in architecture, site design and workmanship, and durability in building materials to enrich the appearance of a development's surroundings.</b>	The building design utilizes standard multifamily residential materials but has incorporated them in a non-standard way. The façade's painted panels and vinyl window opening are laterally modified to break up the common stacked-box patterns of many apartment buildings. The design also has made an effort to conceal unit exhaust ports within the building's exterior skin – narrow horizontal slots verses metal boxes.
<b>UD-29: Integrate rooftop mechanical equipment screening with building architecture.</b>	The roof top mechanical equipment has been consolidated to the north half of the building, away from the public street. All mechanical equipment has been enclosed or screened from neighboring properties.
<b>UD-32: Provide design treatments for blank walls that are visible from the public right of way</b>	There are virtually no blank walls facing directly to the public ROW. Until future development occurs on the property to the east of site, some utility spaces – technically 'blank' – with roll-up doors on ground level can be seen at an acute angle from NE 10 <sup>th</sup> street.
<b>UD-34: Provide both weather protection and access to sunlight in pedestrian areas using architectural elements.</b>	Weather protection is provided at the sidewalk level. The building is designed to provide the maximum number of units with access to sunlight. The outdoor roof amenity provides all residents daylight access and city views.
<b>UD-35: Include clearly visible and accessible walkways from street sidewalks and parking areas to building entrances and within and between developments as a part of site design.</b>	The front door and entry vestibule are clearly visible at the SE corner of the building and are directly accessible from the NE 10 <sup>th</sup> sidewalk. The building entry and lobby is wrapped in a clear vision glass storefront system.

<b>UD-36: Reduce the visual impact of parking lots, parking structures and service docks to public areas using architectural design, site design, landscaping, screening and appropriate lighting.</b>	All automobile parking is underground. Parking access, along with loading and trash accommodations are consolidated on the east end and facing towards an access easement, 90 degrees from the view off NE 10 <sup>th</sup> street.
<b><u>DOWNTOWN, COMMERCIAL and MIXED-USE DEVELOPMENTS</u></b>	
<b>UD-45: Ensure that perimeter areas of more intense developments use site and building designs that are compatible with and connect to surrounding development where appropriate.</b>	The residential character of this proposal is consistent with development for the surrounding area of the northwest section of downtown Bellevue.
<b>UD-47: Mitigate potential impacts to surrounding neighborhoods using landscaping, greenspace and other urban design elements.</b>	The building site design buffers the adjacent residential neighborhood buildings using landscaping on the north and west sides, along with outdoor patios to the west.
<b>UD-50: Require buildings be sited at or near the public sidewalk as long as the full sidewalk potential is not diminished, as appropriate.</b>	The building is sited at the sidewalk at NE 10 <sup>th</sup> street.

**POLICIES IN COMPREHENSIVE PLAN VOLUME II – DOWNTOWN SUBAREA POLICIES (S-DT)**

<b>Comprehensive Plan Policies</b>	<b>Written Narrative Regarding How Each Applicable Policy Has Been Met</b>
<b>S-DT-25. Provide for a range of Downtown urban residential types and densities.</b>	The 102 proposed units reasonably accommodates the residential needs in this area of downtown Bellevue.
<b>S-DT-35. Create a pedestrian environment with a sense of activity, enclosure and protection.</b>	A sense of activity will be created through the provision of pedestrian seating opportunities (benches) within the 5-foot wide planting strip. The overhead marquee, street trees and associated plantings will create a sense of enclosure for pedestrians and the generously scaled windows into the building lobby and resident amenity spaces will serve as “eyes on the street” to provide both a greater sense of safety and activity.

<b>S-DT-162.1. Provide mid-block pedestrian crossings designed to meet the pedestrian needs and context at specified locations.</b>	The proposed mid-block pedestrian crossing (cross-walk) over NE 10 <sup>th</sup> Street near the building's entry will provide a safe connection with Downtown Bellevue to the south of the subject site. Bellevue.
---	---

**2. The proposal complies with the applicable requirements of this Code.**

**Finding:** As fully discussed in **Section IV** of this report, the project will comply with all applicable requirements of the LUC.

**3. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent;**

**Finding:** As fully discussed in **Section IV** of this report, this project addresses and complies with all applicable design guidelines and criteria for Design Review proposals in Downtown.

**4. The proposal is compatible with, and responds to, the existing or intended character, appearance, and quality of development and physical characteristics of the subject property and immediate vicinity;**

**Finding:** The proposal is a well-designed seven-story building that compliments the scale of immediately adjacent buildings and is consistent with existing multi-family residential neighborhood character. The proposal meets the Design Review Criteria and Guidelines of development as described in **Section IV** of this report.

**5. The proposal will be served by adequate public facilities including streets, fire protection, and utilities;**

**Finding:** All required public services and facilities are available to the site.

**B. Variance from the Land Use Code (18-110366-LS)**

**1. Background:**

This variance application is to relieve the proposed project from the requirement to provide a through-block pedestrian connection. The Land Use Code, under which this request for a variance is being processed, requires a through-block pedestrian connection for the subject property pursuant to LUC 20.25A.060.C. The purpose of a through-block pedestrian connection is to provide an opportunity for increased pedestrian movement through superblocks in Downtown and is required in each superblock. This requirement is imposed as part of a property's development. For the proposed project, this connection would begin to the west of the shared 10-foot easement located west of the eastern property boundary at the NE 10<sup>th</sup> Street right-of-way and run northward along the east face of the proposed NE 10<sup>th</sup> Residential building to terminate at the property's north boundary.

The subject property sits in the western-middle of the superblock and as required, the through-block pedestrian connection would be placed fairly centered within the superblock. The property is a relatively small parcel occupying approximately 1/16th of the superblock and the width of subject property is approximately one-quarter of the overall width of the superblock. Currently, the subject property is bounded on the north and east by two much larger parcels, both of which are owned by the Pinnacle Development Corporation (PDC)

and developed with the Le Chateau Apartments on the parcel to the north, and a 2-story office building on the parcel to the east. There is no active development application for these two PDC parcels.

During the review process for this project in October 2017, the City adopted a new Downtown Code, Part 20.25A LUC. The new Downtown Code retains the requirement for a through-block pedestrian connection to provide an opportunity for increased pedestrian movement and to help reduce the scale of the superblocks in Downtown and specifies the required locations of through-block pedestrian connections in Through-Block Pedestrian Connection Map, LUC Figure 20.25A.160.D.1 (Attachment A).

The new Downtown Code does not require the north-south through-block pedestrian connection at the subject property and the adjoining eastern PDC parcel (refer to LUC Figure 20.25A.160.D.1, Attachment A). For the subject superblock, LUC 20.25A.160.D.1 requires an east-west through-block pedestrian connection midblock between 102<sup>nd</sup> Ave NE and 100<sup>th</sup> Ave NE. If a through-block pedestrian connection is constructed for this project as required under the applicable LUC, there would be no requirement for the adjoining northern PDC parcel to extend the connection to the east-west through-block pedestrian connection required under the new Downtown Code. Thus, this variance request is for relief to provide a through-block pedestrian connection on the subject property that would “dead-end” at its north property line.

**2. Decision Criteria:**

***Per LUC 20.30G.140, the Director may approve, or approve with modifications, an application for a variance from the provisions of the Land Use Code if:***

- a. The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and land use district of the subject property; and**

**Finding:** The variance will not constitute a grant of special privilege for the proposed project and will not be inconsistent with the limitation upon uses of other properties in the vicinity and land use district of the subject property. The variance request is to relieve the applicant from providing a through-block pedestrian connection required under the applicable LUC for the project, or the old Downtown Code, LUC 20.25A.060.C. The new Downtown Code does not require this north-south through-block pedestrian connection at this location. There is no active development application submitted for the surrounding parcels under the old code. Future development of the PDC properties (to the east and north of the subject property) would be reviewed under the new Downtown Code and would not be required to provide a north-south through-block pedestrian connection. If built, this through-block pedestrian connection would dead-end at the subject property and would not accomplish its purpose to increase pedestrian movement through the superblock. Thus, eliminating this requirement for the project is not a grant of special privilege and rather, it makes the requirement for through-block pedestrian connection consistent as it applies to the proposed project and other properties in the vicinity.

- b. The variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property to provide it with rights and privileges permitted to other properties in the vicinity and the land use district of the subject property; and**

**Finding:** The variance is necessary because of the location of the subject property as it relates to the new Downtown Code and to ensure that its rights and privileges are consistent with other properties in the vicinity. The new Downtown Code, LUC Figure 20.25A.160.D.1 (Attachment A), very clearly provides the required locations of through-block pedestrian connections in Downtown, which does not include a north-south through-block pedestrian connection for the subject property. While this new Downtown Code does not apply to the proposed project, it creates a special circumstance for the subject property in that any pedestrian connection built as a requirement under the old code would not be extended beyond the subject property and would not serve the intended purpose of increasing pedestrian movement through the superblock. There is no active development application submitted for the surrounding parcels under the old code. Future development of the PDC properties (to the east and north of the subject property) would be reviewed under the new Downtown Code and would not be required to provide a north-south through-block pedestrian connection. Therefore, this variance to relieve the applicant from the requirement of LUC 20.25A.060.C to provide a through-block pedestrian connection is necessary based on the subject property's location and to align its rights and obligations with those of other properties in the vicinity.

- c. The granting of the variance will not be materially detrimental to property or improvements in the immediate vicinity of the subject property; and**

**Finding:** The granting of the variance to relieve the proposed project of the requirement to construct a through-block pedestrian connection will not be materially detrimental to properties or improvements in the immediate vicinity of the subject property. The new Downtown Code clearly intended that there would not be a north-south through-block pedestrian connection at the subject property. There is no active development application submitted for the surrounding parcels under the old code. Future development of the PDC properties (to the east and north of the subject property) would be reviewed under the new Downtown Code and would not be required to provide a north-south through-block pedestrian connection. As explained above, as currently required and if built, the pedestrian connection would occur solely on the subject property. A dead-end pathway would not accomplish the intended public benefit of pedestrian connection within the superblock. Thus, granting the applicant relief from this requirement has no material impact or detriment to properties or improvements in the immediate vicinity.

- d. The variance is not inconsistent with the Comprehensive Plan.**

**Finding:** The granting of this variance is not inconsistent with the Comprehensive Plan, including the above cited policies, because there is no provision for "partial" through-block pedestrian. Comprehensive Plan Volume 2 Downtown Subarea Plan describes Through-Block Connections in the Downtown Pedestrian Facilities section as cited below:



***Through-Block Connections***

*Through-block connections break up the Downtown superblocks by providing walkways between or sometimes through buildings. The Land Use Code requires that new development provide through-block connections in each superblock, except as in Old Bellevue as noted. The design of through-block connections should include public access wayfinding, utilize commonly recognizable paving material or inlays, and incorporate accessibility according to ADA standards.*

***Policy S-DT-162.*** *Provide for through-block pedestrian connections to create a well-connected and accessible pedestrian network.*

The purpose of through block pedestrian connections is to “create a well-connected and accessible pedestrian network.” This stated purpose would not be accomplished by providing a dead-end pedestrian pathway. As discussed previously, the new Downtown Code clearly provided for the locations of through-block pedestrian connections in Downtown, and it does not include a north-south connection at the subject property. There is no active development application submitted for the surrounding parcels under the old code. Future development of the PDC properties (to the east and north of the subject property) would be reviewed under the new Downtown Code and would not be required to provide a north-south through-block pedestrian connection. Thus, this variance for relief to provide a through-block pedestrian connection under the old code is not inconsistent with the Comprehensive Plan.

**X. DECISION**

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, SEPA and City Code & Standard compliance reviews, the Director does hereby **APPROVE WITH CONDITIONS** the subject proposals.

**XI. CONDITIONS OF APPROVAL:**

The following conditions are imposed on the applicant under the authority referenced:

**A. GENERAL:**

The following conditions are per each phase of the development:

**1. Compliance with Bellevue City Codes and Ordinances**

Compliance with all applicable Bellevue City Codes and Ordinances including but not limited to the following is required:

Clearing and Grading Code - BCC 23.76	Savina Uzunow,	425-452-7860
Bellevue Development Standards	Ian Nisbet,	425-452-4851
Transportation Code - BCC 14.60	Ian Nisbet,	425-452-4851
Trans. Improvement Program - BCC.22.16	Ian Nisbet,	425-452-4851
Right-of-Way Use Permit - BCC 14.30	Tim Stever,	425-452-4294
Bellevue Utilities Code - BCC Title 24	Chris Brookes,	425-452-6825
Construction Codes - BCC Title 23	Mark Chang	425-452-6997
Code - BCC Title 20	Mark C. Brennan,	425-452-2973

Sign Code - BCC Title 22B	Mark C. Brennan,	425-452-2973
Noise Control - BCC 9.18	Mark C. Brennan,	425-452-2973
Uniform Fire Code - BCC 23.11	Sean Nichols,	425-452-6032
Parks Department	Tom Kuykendall,	425-452-7924

## **2. Design Review Modifications**

Any modification to this approval shall be processed and reviewed as a Land Use Exemption OR as a new Administrative Design Review. The applicant shall demonstrate compliance with the Land Use Code in effect at the time of issuance of this report. Any modification of the project design must be reviewed for consistency with the design intent as stated in **Section II** of this report. Conditions of Approval run for the life of the project.

AUTHORITY: LUC 20.30F.175, 20.25A.060  
REVEIWER: Mark C. Brennan, Land Us

## **3. Noise and Construction Hours**

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Prolonged exposure to noise created by extended hour construction activity would likely have a significant impact on the surrounding residents. In order to minimize detriment to nearby residential uses, the contractor shall not rely on City issuance of a blanket exemption from the Noise Control Code during the construction period. Allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. Exemptions from the Noise Control Code must be submitted in writing two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Control Code for new residential construction.

AUTHORITY: BCC 9.18.040  
REVIEWER: Mark C. Brennan, Land Use

## **4. Use of Best Available Noise Abatement Technology**

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

AUTHORITY: BCC 9.18.020F  
REVIEWER: Mark C. Brennan, Land Use

## **5. Preliminary Design, Utility Codes and Engineering Standards**

Utility review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. A Utility Extension Agreement will be required for review and

approval of the utility design for sewer, water and storm. The side sewer connection will be reviewed, permitted and inspected under separate multifamily side sewer permits. Submittal of the Utility Extension will coincide with future clearing and grading permit review. Final civil engineering may require changes to the site layout to accommodate the utilities. Preliminary storm drainage review was completed under the codes and standards in place at the time of this application.

AUTHORITY: BCC Title 24.02, 24.04, 24.06  
REVIEWER: Chris Brookes, Utilities

**6. Holiday Construction and Traffic Restrictions**

Construction activities such as hauling and lane closures between November 15<sup>th</sup> and January 5<sup>th</sup> may be restricted due to holiday traffic. The Transportation Department will be monitoring traffic and will enforce this restriction based on conditions present at the time of construction.

AUTHORITY: BCC 14.30.060  
REVIEWER: Tim Stever (425) 452-4294

**7. Provisions for Loading**

The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted.

AUTHORITY: LUC 20.20.590.K.4; BCC 14.60.180  
REVIEWER: Ian Nisbet (425) 452-4851

**8. Vesting**

This approval is vested to the Land Use Code (20.25A) in effect prior to the adoption of Ord. 6377. The vested status of a land use application filed under the prior code shall expire on July 1, 2019, unless a complete building permit application is filed before the end of the two-year term.

AUTHORITY: LUC 20.40.500.B  
REVIEWER: Mark C. Brennan, Land Use

**B. PRIOR TO ISSUANCE OF CLEARING & GRADING PERMIT:**

The following conditions are imposed to ensure compliance with the relevant decision criteria and Code requirements and to mitigate adverse environmental impacts not addressed through applicable Code provisions. These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:

**9. Right-of-Way Use Permit**

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Hours of construction and hauling.
- e) Requirements for leasing of right of way or pedestrian easements.
- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

**The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.**

AUTHORITY: BCC 11.70 & 14.30  
REVIEWER: Tim Stever, Right-of-Way

#### **10. Civil Engineering Plans - Transportation**

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document.

All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

- Minimum 7-foot-wide concrete sidewalk on NE 10<sup>th</sup> Street
- Minimum 5-foot-wide planter strip on NE 10<sup>th</sup> Street.
- New curb and gutter along the entire frontage.
- Minimum 10-foot-wide midblock crosswalk across NE 10<sup>th</sup> Street.
- Two 10-foot-wide ADA compliant curb ramps per Bellevue's standards.
- Modification to the traffic median on NE 10<sup>th</sup> Street to accommodate the 10-foot-wide mid-block crossing.
- Installation of a minimum 25-foot-wide driveway per standard drawing SW-150-1 on NE 10<sup>th</sup> Street meeting Bellevue's sight distance standards.
- Street lighting to City of Bellevue Standards.
- Modification to and restoration of the City's irrigation system
- Protection for the median trees.

- a) Traffic signs and markings.
- b) Curb, gutter, sidewalk, and driveway approach design. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.
- c) Curb ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons.
- d) Installation or relocation of streetlights and related equipment.
- e) Undergrounding of existing overhead utility lines, which should be coordinated with adjacent sites. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.
- f) Sight distance. Show the required sight triangles and include any sight obstructions, including those off-site. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.
- g) Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalk. Driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- h) Location of fixed objects in the sidewalk or near the driveway approach.
- i) Trench restoration within any right of way or access easement.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: BCC 14.60; Transportation Department Design Manual; Americans with Disabilities Act  
REVIEWER: Ian Nisbet (425) 452-4851

#### **11. Planting in Right-of-Way/Streetscape:**

Planting shall be done according to the Parks Department Best Management Practices and Design Standards in place at the time of construction. A Parks Department representative shall be on-site to inspect street trees **prior to planting** and **at the time of planting** to observe the installation. Contact Parks Department Resource Management at (425) 452-6855 at least 24 hours before planting to schedule the inspection.

AUTHORITY: LUC 20.25A.060.B  
REVIEWERS: Tom Kuykendall, Parks Department  
Mark C. Brennan, Land Use

**12. Planting Strip/Right-of-Way Irrigation:**

The irrigation system for all street trees and landscaping within the right-of-way shall be on a separate water meter and controller that can be accessed 24 hours a day by the City of Bellevue. Include automatic operation and rain sensors to override the automatic cycle if needed. Coordinate the exact location and design with the Parks Department prior to irrigation installation. Parks Department contacts are the following: Tom Kuykendall, [tkuykendall@bellevuewa.gov](mailto:tkuykendall@bellevuewa.gov) or (425) 452-7925

- No drip irrigation will be allowed within any City right-of-way.
- Schedule 40 irrigation pipe is required.
- There shall be a minimum 4-inch diameter sleeve under all new sidewalks and driveways.
- If the irrigated area exceeds 500 square feet, then the landscape irrigation budgeting section of the Water Code applies.
- Electrical connections for lighting in tree wells or planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. As-built drawings shall be submitted to the City of Bellevue Parks Department and Land Use. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

AUTHORITY: BCC 24.02.205, LUC 20.25A.060.B

REVIEWER: Mark C. Brennan, Land Use

**13. Soil Volumes:**

All street trees shall be planted to meet the soil volume requirements in the Parks Department Environmental Best Management Practices & Design Standards Manual – Chapter 8. A drawing showing how the applicant has met the soil volume requirements shall be included in the Clearing and Grading submittal. A link to these requirements is included here:

[https://parks.bellevuewa.gov/UserFiles/Servers/Server\\_4779004/File/pdf/Parks/2016-environmental-best-mgmt-practices-manual.pdf](https://parks.bellevuewa.gov/UserFiles/Servers/Server_4779004/File/pdf/Parks/2016-environmental-best-mgmt-practices-manual.pdf)

AUTHORITY: LUC 20.25A.060

REVIEWER: Mark C. Brennan, Land Use

**14. Final Landscape Plan**

A Final Landscape Plan, including irrigation, shall be submitted with the Clearing and Grading Permit application for review by Land Use and the Parks Department. Provide details for any electrical outlets that are proposed to be located within the planting strips.

AUTHORITY: LUC 20.20.520.I

REVIEWER: Mark C. Brennan, Land Use

**C. PRIOR TO ISSUANCE OF BUILDING PERMIT:**

The following conditions are required by City Code. Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building permit



**15. Transportation Impact Fee**

Payment of the traffic impact fee will be required at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the primary above-ground permit. Removal of existing buildings will be eligible for impact fee credit. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: BCC 22.16  
REVIEWER: Ian Nisbet (425) 452-4851

**16. Building and Site Plans - Transportation**

The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

AUTHORITY: BCC 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241  
REVIEWER: Ian Nisbet (425) 452-4851

**17. Existing Easements**

Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

AUTHORITY: BCC 14.60.100  
REVIEWER: Tim Stever (425) 452-4294

**18. Easements for Street Light Boxes and Vaults**

The applicant shall provide easements to the City for location of street light facilities such as above-grade boxes and below-grade vaults between the building and sidewalk within the landscape area.

AUTHORITY: BCC 14.60.100  
REVIEWER: Ian Nisbet (425) 452-4851

**19. Sidewalk/Utility Easements**

The applicant shall provide sidewalk and utility easements to the City such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area, including the area to be constructed on the adjacent property east of the project.

AUTHORITY: BCC 14.60.100  
REVIEWER: Ian Nisbet (425) 452-4851

## **20. Recording of Joint Easements**

The applicant shall record the following joint easements with the King County Office of Records and Elections prior to the issuance of any building permit: The joint easements relating to the subject property and the adjoining property to the east, the former “Fortin” property now owned by the Pinnacle Development Corporation, as described in the letter of intent (refer to Attachment A of this report).

AUTHORITY: LUC 20.25A.060  
REVIEWER: Mark C. Brennan, Land Use

## **21. Garage Exhaust and Certification**

Garage vents, if required, shall be located such that exhaust and odors are directed away from pedestrians. All vents shall be architecturally integrated to the building.

Provide certification by a noise consultant or mechanical engineer that the noise from the exhaust fan will not exceed 60 dBA and a determination by the City’s Mechanical Plans Examiner that the velocity and direction of airflows from the exhaust system within pedestrian areas not exceed 500 CFM.

AUTHORITY: BCC 9.18.030, LUC 20.25A.100.E.5, 20.25A.110.B.3.b, and 20.30F.145  
REVIEWER: Mark C. Brennan, Land Use

## **22. Amenity Designs & Statistics**

The Building Permit submittal plans and drawings shall include a detailed design for each proposed FAR amenity with a design component and a statistical summary for each amenity.

AUTHORITY: LUC 20.25A.030  
REVIEWER: Mark C. Brennan, Land Use

## **23. Exterior Lighting**

The applicant shall submit a detailed design for all building exterior lighting. Lighting shall be contained to this site and not be permitted to spill-over to adjacent sites. In addition, information on retail lighting along the pedestrian-oriented frontage (NE 10th Street) shall be supplied as well. All exterior building lighting is required to include cut-off shields to minimize impacts of light and glare.

AUTHORITY: LUC 20.25A.110.A.5  
REVIEWER: Mark C. Brennan, Land Use

## **24. Acoustical Engineer’s Report**

The applicant shall submit an Acoustical Engineer’s report on the proposed construction and the anticipated maximum noise thresholds inside the units facing each street frontage to ensure that construction materials and techniques will result in a residential project that meets the City’s noise code.

AUTHORITY: BCC 9.18  
REVIEWER: Mark C. Brennan, Land Use

**25. Mechanical Equipment and Equipment Screening**

- a) On Building Permit drawings, show the location of each piece of mechanical equipment, including communication equipment such as satellite dishes, as well as any screening to ensure that the mechanical equipment is not visible from adjacent streets, public sidewalks, or the surrounding buildings, AND
- b) No mechanical equipment (including power, telephone, traffic control, etc.) shall be located in above ground cabinets in sidewalk areas within pedestrian pathways and walkways, including the public right-of-way. Such equipment shall be located in underground vaults, in the building, or substantially screened per the approval of Land Use/DSD. No new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk.

AUTHORITY: LUC 20.20.525, 20.25A.180.F.2  
REVIEWER: Mark C. Brennan, Land Use

**26. Screening for Rooftop Mechanical Equipment**

The rooftop mechanical screening and equipment shall not exceed a height of 15-feet above the roof. The equipment shall be consolidated. The screen shall be visually integrated with the form and color of the building, and the equipment shall be screened from all sides (and from above). Screening from above shall be accomplished with a solid, non-reflective roof, which may incorporate louvers, vents or similar penetrations to provide the necessary ventilation or exhaust for the equipment being screened. The applicant shall submit for review and approval a sample of the panels to be used for screening for the rooftop equipment. The color of the screen shall match the color of the roof. Any rooftop structures to house mechanical equipment shall be the minimum size necessary and also painted to match the color of the roof.

AUTHORITY: LUC 20.20.525  
REVIEWER: Mark C. Brennan, Land Use

**D. PRIOR TO ANY CERTIFICATE OF OCCUPANCY (TCO and/or CO)**

The following conditions are required by City Code and supported by City Policy. The conditions shall be complied with prior to issuance of the Temporary Certificate of Occupancy (TCO):

**27. Street Frontage Improvements**

All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the Transportation Department inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing

overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

AUTHORITY: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation  
Department Design Manual; and Transportation Department Design  
Manual Standard Drawings.  
REVIEWER: Ian Nisbet (425) 452-4851

### **28. Pavement Restoration**

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as required in the City's Trench Restoration Program. NE 10<sup>th</sup> Street is currently classified as "Grind/Overlay Required". The Right-of-Way Use permit obtained for this project will delineate specific restoration requirements.

AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #23  
REVIEWER: Tim Stever (425) 452-4294

### **29. Payment for Removed Street Trees**

The applicant shall pay the City fair market value for any trees removed or replaced in the center median on NE 10<sup>th</sup> Street.

AUTHORITY: BCC 14.60.120;  
REVIEWER: Ian Nisbet (425) 452-4851

### **30. Solid Waste/Recycling Containers**

The applicant shall sign and record with King County an agreement that runs with the property which requires all recycling bins, refuse containers and similar items to be moved out of the Trash/Recycling Room and returned immediately upon completion of pick-up by the City's contracted trash/recycling service provider. No trash containers will be allowed to remain in and/or block the public right-of-way after the containers' contents have been picked up.

AUTHORITY: LUC 20.20.725 and 20.25A.110.B  
REVIEWER: Mark C. Brennan, Land Use

### **31. Amenity Bonus System Recording**

The applicant shall record **1)** a copy of the approved bonus point calculations (Tables, 3 and 4 in **Section III.B** of this report), **2)** an agreement to maintain only Active Recreation Area uses in the space provided on the NE 10<sup>th</sup> Street frontage, **3)** a diagram that clearly locates this space and provides square footage area, and the Conditions of Approval for this Design Review with the King County Office of Records and Elections.

AUTHORITY: LUC 20.25A.020.D.3  
REVIEWER: Mark C. Brennan, Land Use

**32. Storefront Glazing/Vision Glass**

To ensure visibility from the sidewalk along NE 4<sup>th</sup> Street and 106<sup>th</sup> Avenue NE to enhance the pedestrian environment at this level into the restaurant/bar and lobby areas of the project. The vision glass should be clear (non-tinted, non-reflective) window glass. The windows shall not be obstructed with devices such as curtains, blinds, etc. and shall allow continuous visual access into the retail spaces with exception for sun shading at seasonal times of the year. Blinds shall be raised when the sun intensity has receded.

AUTHORITY: LUC 20.25A.030.C.1, 20.15A.090.E and 20.30F.145  
REVIEWER: Mark C. Brennan, Land Use

**33. Landscape Installation Assurance Device**

All site landscaping shall be 100% complete per the plan approved by the City prior to TCO. Alternatively, the following may be submitted: 1) a red-marked plan identifying which landscape areas are incomplete; 2) an estimate for the total cost to complete these areas; and 3) a notarized Assignment of Savings dedicated to the City for 150% of the estimated cost to complete these areas per the approved Landscape Plan. The assurance device will be released upon complete installation, inspection and approval by the land use reviewer for the project.

AUTHORITY: LUC 20.40.490  
REVIEWER: Mark C. Brennan, Land Use

**34. Landscape Maintenance Assurance Device**

Once all landscaping has been installed and inspected by Land Use, file with the Land Use a landscape maintenance assurance device for a one-year period in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping.

AUTHORITY: LUC 20.20.520.K and 20.40.490  
REVIEWER: Mark C. Brennan, Land Use

**35. Maintenance Agreement with the City of Bellevue**

After one-year, the landscape shall be inspected by Land Use and the Parks Department. Prior to the release of the Landscape Maintenance Assurance Device, the applicant and the City of Bellevue shall enter into an agreement to determine future maintenance responsibilities for the streetscape and streetscape plantings.

AUTHORITY: LUC 20.25A.060  
REVIEWER: Mark C. Brennan, Land Use

**36. Noise Measurements**

The noise levels must be measured inside a random sample of the residential units facing each street and the original acoustical report shall be revised to reflect the results. If the actual noise levels exceed the maximum required thresholds, the acoustical report shall

include recommendations to modify the construction to meet the interior noise thresholds.

AUTHORITY: BCC 9.18  
REVIEWER: Mark C. Brennan, Land Use

**E. PRIOR TO ISSUANCE OF SIGN PERMITS**

**37. Signs**

All signage shall be pedestrian oriented. Design review of individual signs and compliance with the approved sign package will occur through review of each sign permit application. The sign package plans, elevations, and/or sketches shall include but are not limited to:

1. Location
2. Illumination
3. Color and Materials
4. Design (no cabinet or freestanding signs are permitted)

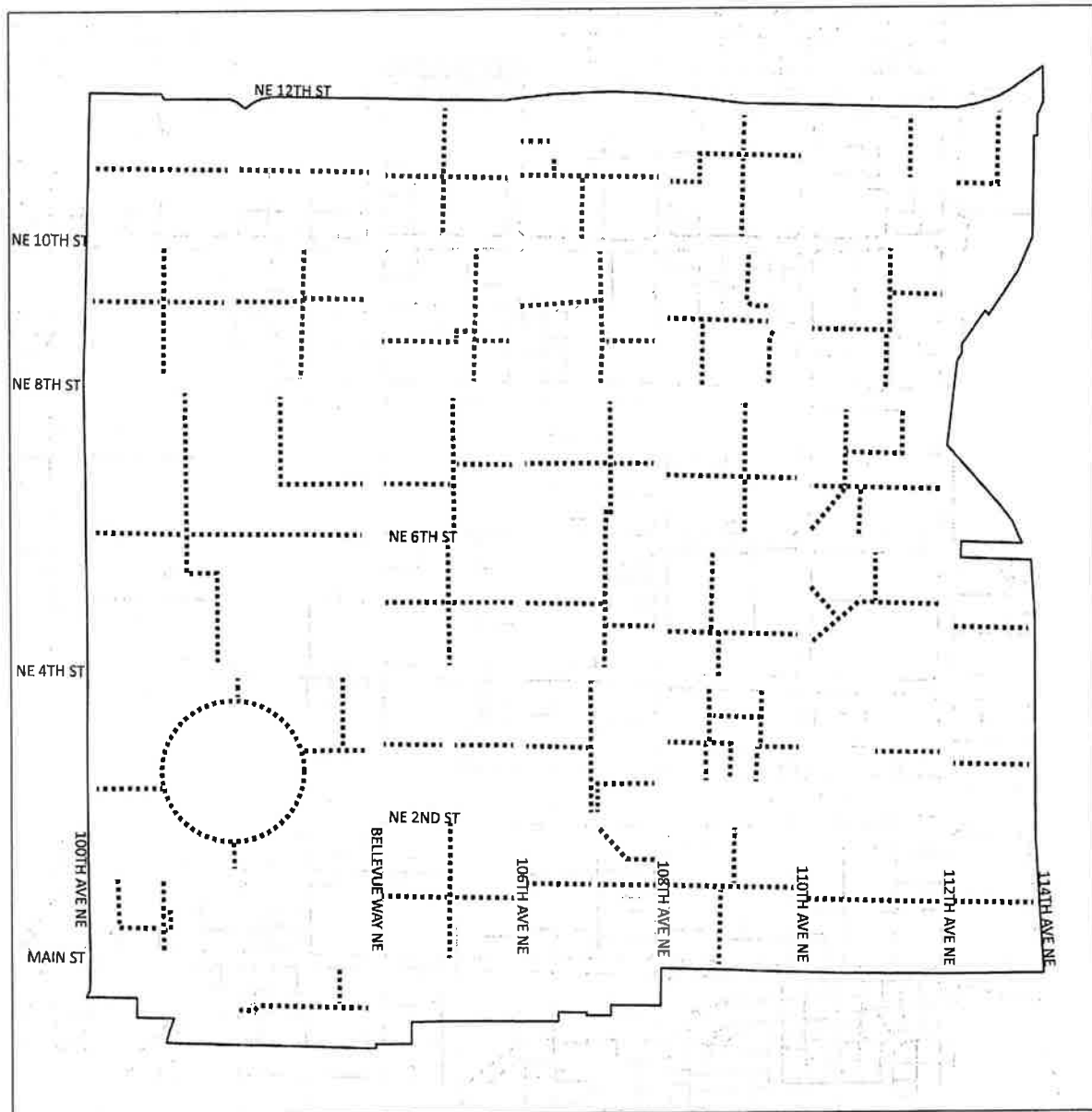
AUTHORITY: LUC 20.25A.110, LUC 20.30F, BCC 22B.10.025.B.4  
REVIEWER: Mark C. Brennan, Land Use

**ATTACHMENTS:**

- A. Through-Block Pedestrian Connections - Figure 20.25A.160.D.1
- B. Letter of Intent to Grant Easement
- C. Project Drawings



# ATTACHMENT A

**D. Through-Block Pedestrian Connections.****1. Through-Block Pedestrian Connection Map.****Figure 20.25A.160.D.1****DOWNTOWN THROUGH-BLOCK  
CONNECTIONS****LEGEND**

... Through-Block Connections

--- Parcels

□ Downtown Boundary

# ATTACHMENT B

McCULLOUGH HILL LEARY, PS

---

November 27, 2018

VIA ELECTRONIC MAIL

Sally Nichols  
Development Services Department  
City of Bellevue  
450 110<sup>th</sup> Avenue NE  
Bellevue, Washington 98004

Re: Aotong Project  
Project Nos. 17 120235 LD and 18 110366 LS

Dear Sally:

We represent Pinnacle Bellevue Developments LLC, the new owner of the former "Fortin Property" in the northwest portion of Downtown Bellevue. This acquisition was completed in late September of this year, and since that time we have been working with the owners of the adjoining property to the west on NE 10<sup>th</sup> Street (Aotong Bellevue 10<sup>th</sup> Street LLC) and their attorney (Aaron Laing at Schwabe Williamson) on several joint easements relating to the two properties. One of these easements is a temporary construction easement, which would allow Aotong to construct a new sidewalk on a portion of the Pinnacle property adjoining its proposed development. Pursuant to the draft easement, Pinnacle would then grant a sidewalk easement to the City of Bellevue for this newly-constructed sidewalk area.

We are in the process of negotiating this package of easements and it is our hope to have this process completed in the month of December. We hope this information is helpful to you. Please be sure to call if you have questions about this matter.

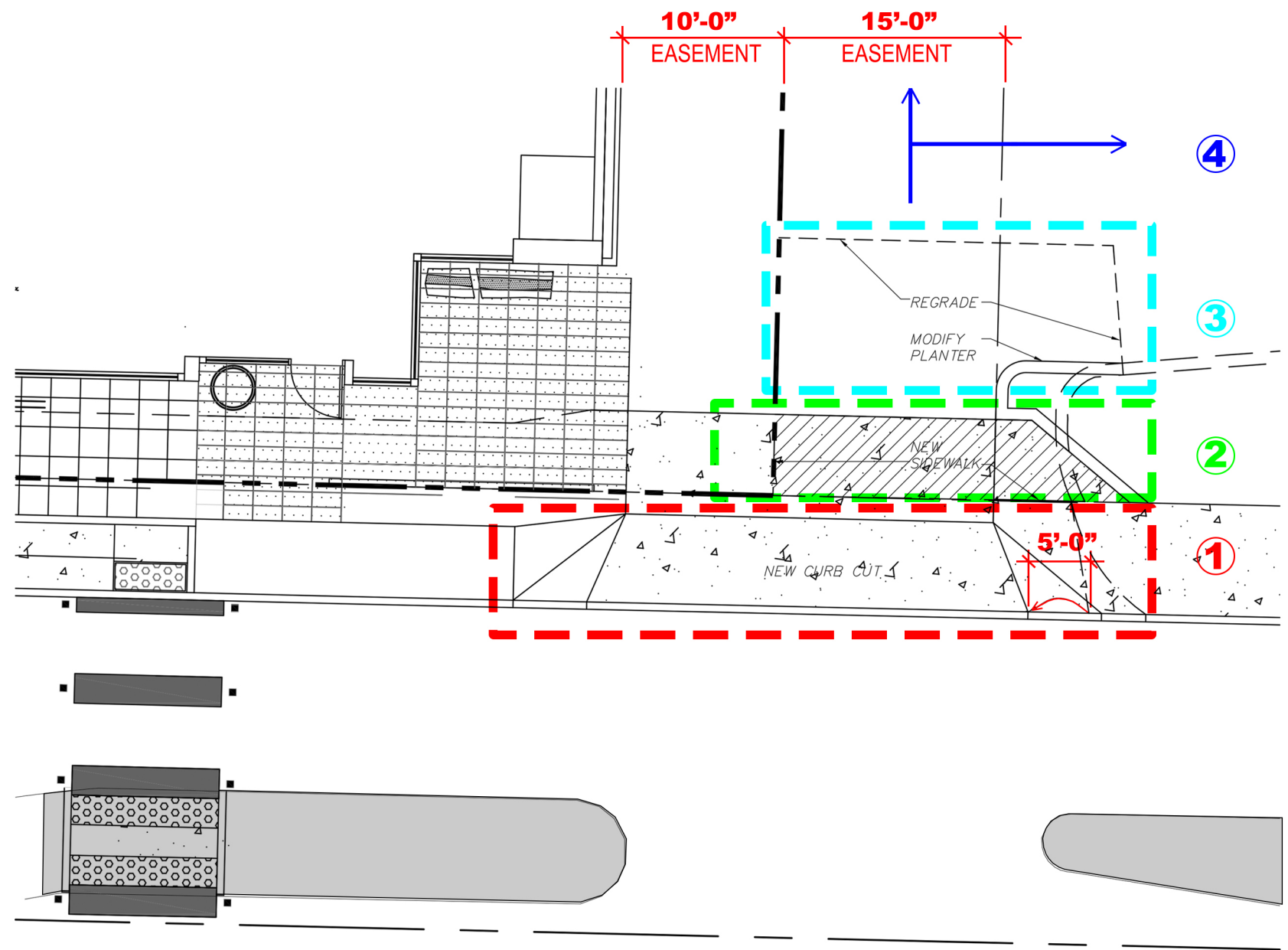
Sincerely,



John C. McCullough

cc: Pinnacle International

CURB CUT & SIDEWALK DIAGRAM



DESCRIPTION OF WORK AT NEW CURB CUT AND  
SIDEWALK SOUTH OF COMMON ACCESS EASEMENT

- 1.** The City of Bellevue (COB) requires the construction of a new curb cut matching their city standards. The existing width is 30 feet wide. The COB requests that the east edge of the existing curb be moved 5 feet to the west to align with the east edge of the 15-foot easement. The result is a new curb cut apron of 25 feet in width. If we were to maintain the existing 30 foot curb cut the COB would require Aotong to get an additional 5 foot easement width of access easement from the abutting neighbor's property, thus increasing the access easement width from 15 feet to 20 feet. Neither the previous property owner or Aotong were interested in increasing the access easement.
- 2.** To the north of the new curb cut the COB requires a new sidewalk be constructed to match the new sidewalk location adjacent to the Aotong building, and transition to existing sidewalk location east of the new curb cut. This sidewalk must meet ADA requirements. Along with the reduction of the curb cut, as described in item #1 above, this sidewalk construction will require a modification of the planter area between the neighbor's sidewalk and existing parking. The reconfiguration of the planter and its perimeter curb will result in a nominal net increase of the planter area.
- 3.** The new curb cut and sidewalk construction will result in a lower grade elevation compared to existing conditions. Therefore, the asphalt driveway grades, north of sidewalk, will need to be modified (lowered and blended) to assure a smooth driveway transition between the sidewalk and the existing driveway.
- 4.** The remaining asphalt elevations and pavement shall remain as is.

# ATTACHMENT C



BELLEVUE NE 10TH STREET RESIDENTIAL  
ADMINISTRATIVE DESIGN REVIEW

10050 NE 10TH STREET, BELLEVUE, WA 98004

PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

LINK

LINK DESIGN GROUP LLC

US

439 Kirkland Way,  
Kirkland, WA, 98033

CHINA

602 Pengliang RD, E 461  
Shanghai, 200072  
上海市静安区彭江路6 0 2 号  
E 座4 6 1 室 邮编2 0 0 0

NOT FOR  
CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
\_\_\_\_\_, expiration date  
\_\_\_\_\_.

8628

REGISTERED  
ARCHITECT

JENNY LI  
STATE OF WASHINGTON

JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
12/22/17	△1	DESIGN REVIEW REVISIONS
9/21/18	△2	DESIGN REVIEW REVISIONS #2
11/29/18	△3	DESIGN REVIEW REVISIONS #3

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER17-108717

PROJECT MANAGERJX

DATE8/31/17

DRAWN BYCS, JX

COVER SHEET

G 0.00



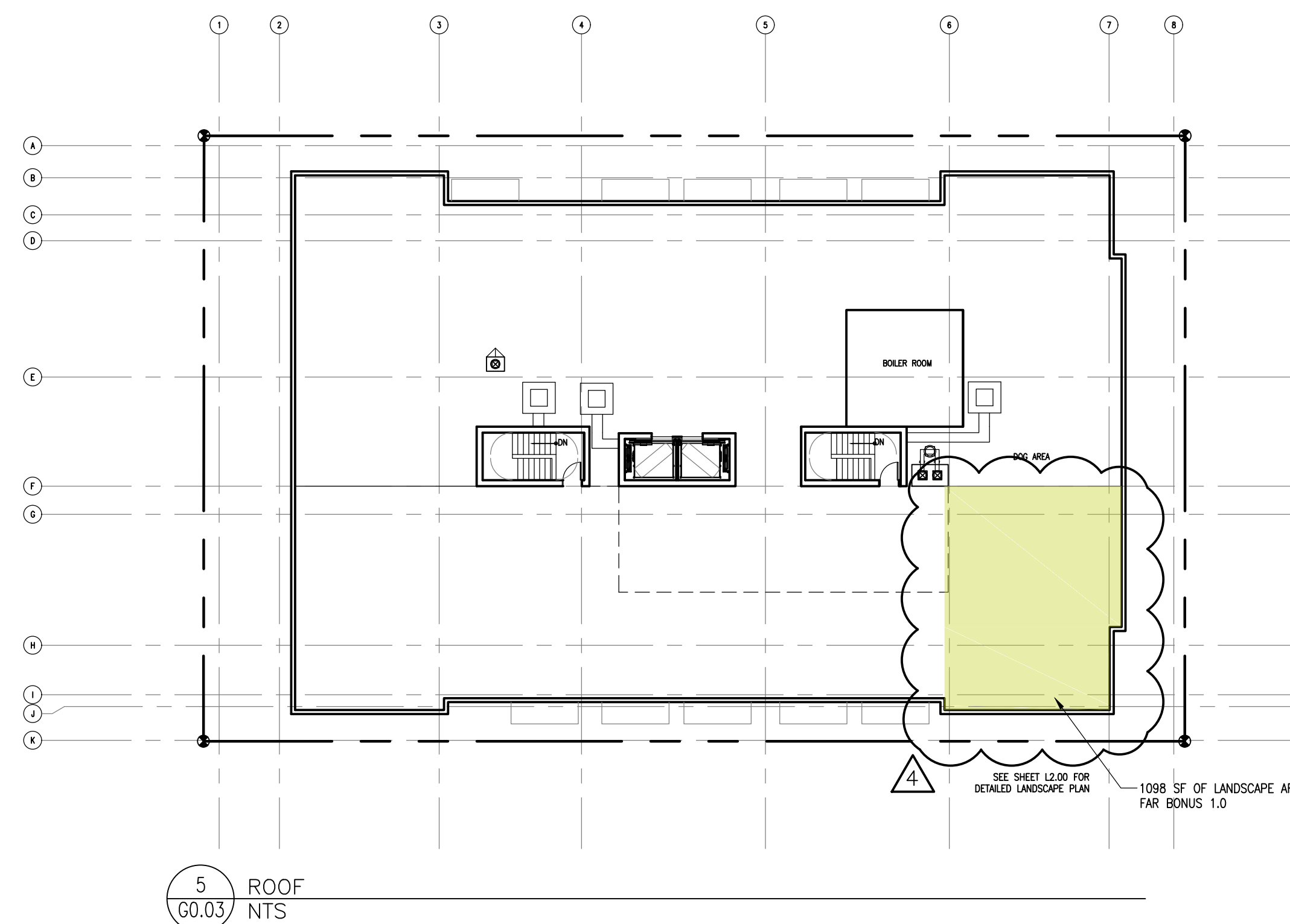
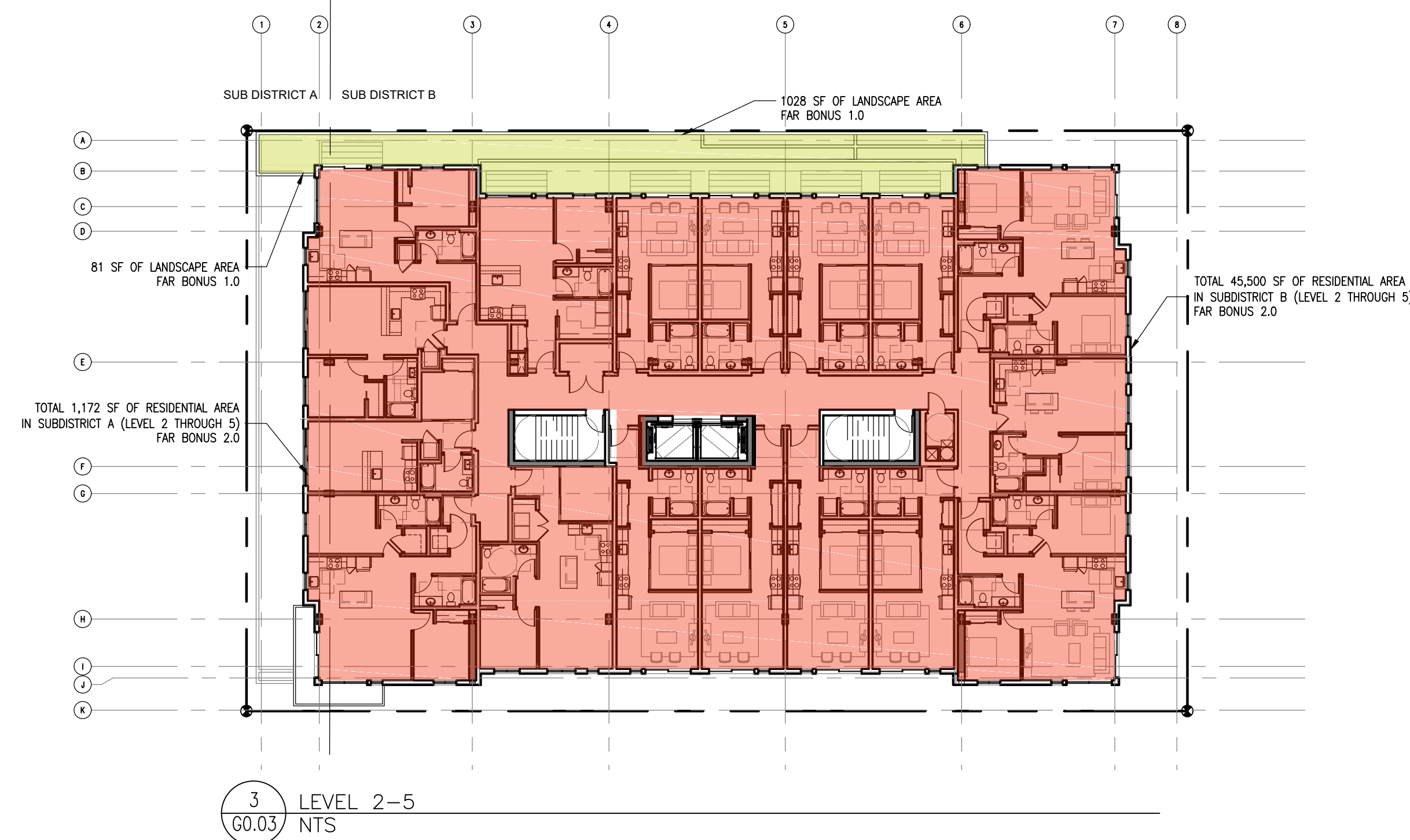
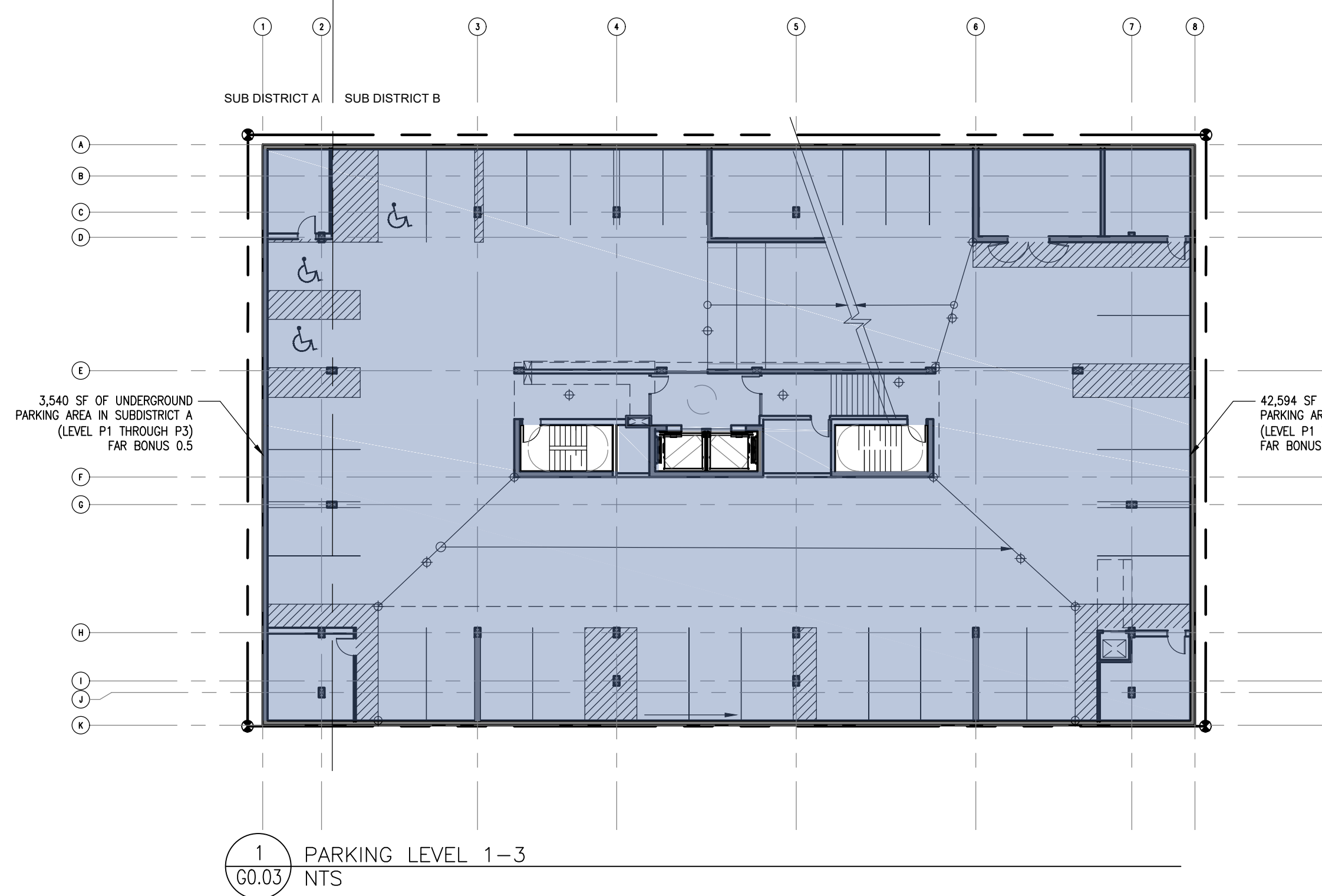
[illegible]







ZONING CODE ANALYSIS  
FAR AMENITY DIAGRAMS



FAR AND FAR AMENITY CALCULATIONS

**LOT AREA**  
TOTAL LOT AREA: 16,874 SQ FT  
SUBDISTRICT A LOT AREA: 1,493 SQ FT  
SUBDISTRICT B LOT AREA: 15,381 SQ FT

**FAR CALCULATIONS**

**SUBDISTRICT A:**  
ALLOWABLE BASE FAR: 2.0  
ALLOWABLE MAX FAR: 3.5

ALLOWABLE BASE FAR AREA: 2,986 SQ FT  
ALLOWABLE MAX FAR AREA: 5,226 SQ FT  
PROPOSED BUILDING GFA: 5,796 SQ FT  
GFA FOR FAR CALCULATION: 1,475 SQ FT  
FAR: 0.99

**SUBDISTRICT B:**  
ALLOWABLE BASE FAR: 2.0  
ALLOWABLE MAX FAR: 5.0  
ALLOWABLE BASE FAR AREA: 30,762 SQ FT  
ALLOWABLE MAX FAR AREA: 76,905 SQ FT

ALLOWABLE BASE FAR AREA: 30,762 SQ FT  
ALLOWABLE MAX FAR AREA: 76,905 SQ FT  
PROPOSED BUILDING GFA: 129,015 SQ FT  
GFA FOR FAR CALCULATION: 76,072 SQ FT  
FAR: 4.95

**BASIC FAR AMENITY POINTS REQUIRED**

SUBDISTRICT A: 0.2 x 0.5 x 1,493 (PROJECT LIMIT) = 149  
SUBDISTRICT B: 0.2 x 0.5 x 15,381 (PROJECT LIMIT) = 1,538

**ADDITIONAL BONUS AMENITY POINTS REQUIRED**

SUBDISTRICT A: 0  
SUBDISTRICT B: 45,310

**BASIC FAR AMENITY POINTS PROPOSED**

SUBDISTRICT A:  
TOTAL: 0

SUBDISTRICT B:  
MARQUEE: 2.0 X 977 SF = 1,954  
TOTAL: 1,954

(THE 1,954 BASIC AMENITY POINTS GENERATED BY THE MARQUEE PROVIDED EXCEED THE BASIC AMENITY POINTS REQUIRED FOR BOTH SUB DISTRICT A AND SUB DISTRICT B.)

**ADDITIONAL BONUS AMENITY POINT PROPOSED**

SUBDISTRICT A:  
LANDSCAPE AREA: 1.0 X 447 SF = 447

RESIDENTIAL USES:  
2.0X 293 SF = 586 (L1)  
2.0X 1,172 SF = 2,344 (L2-5)  
UNDERGROUND PARKING: 0.5 X 3,540 SF = 1,770 (P1-3)  
TOTAL: 5,147

SUBDISTRICT B:  
LANDSCAPE AREA: 1.0 X 2173 SF = 2173

ACTIVE RECREATION AREA:  
1.0 X 816 SF = 816  
RESIDENTIAL USES:  
2.0X 2,812 SF = 5,624  
2.0X 45,500 SF = 91,000 (L2-5)  
2.0X 22,576 SF = 45,152 (L6-7)  
2.0X 22,576 SF = 45,152 (L6-7)

UNDERGROUND PARKING:  
0.5 X 42,594 SF = 21,297 (P1-3)  
TOTAL: 166,062

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

LINK

LINK DESIGN GROUP LLC

439 Kirkland Way,  
Kirkland, WA, 98033

602 Pengjiang RD, E 461  
Shanghai, 200072

上海市静安区彭江路602号  
E座461室 邮编200072

NOT FOR  
CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
\_\_\_\_\_, expiration date  
\_\_\_\_\_.

8628 REGISTERED  
ARCHITECT  
JENNY LI  
STATE OF WASHINGTON

JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
12/22/17	1	DESIGN REVIEW
9/21/18	2	REVISIONS #1
11/30/18	3	DESIGN REVIEW
01/03/19	4	REVISIONS #2
		REVISIONS #3
		REVISIONS #4

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

PROJECT MANAGER JX

DATE 8/31/17

DRAWN BY CS, JX

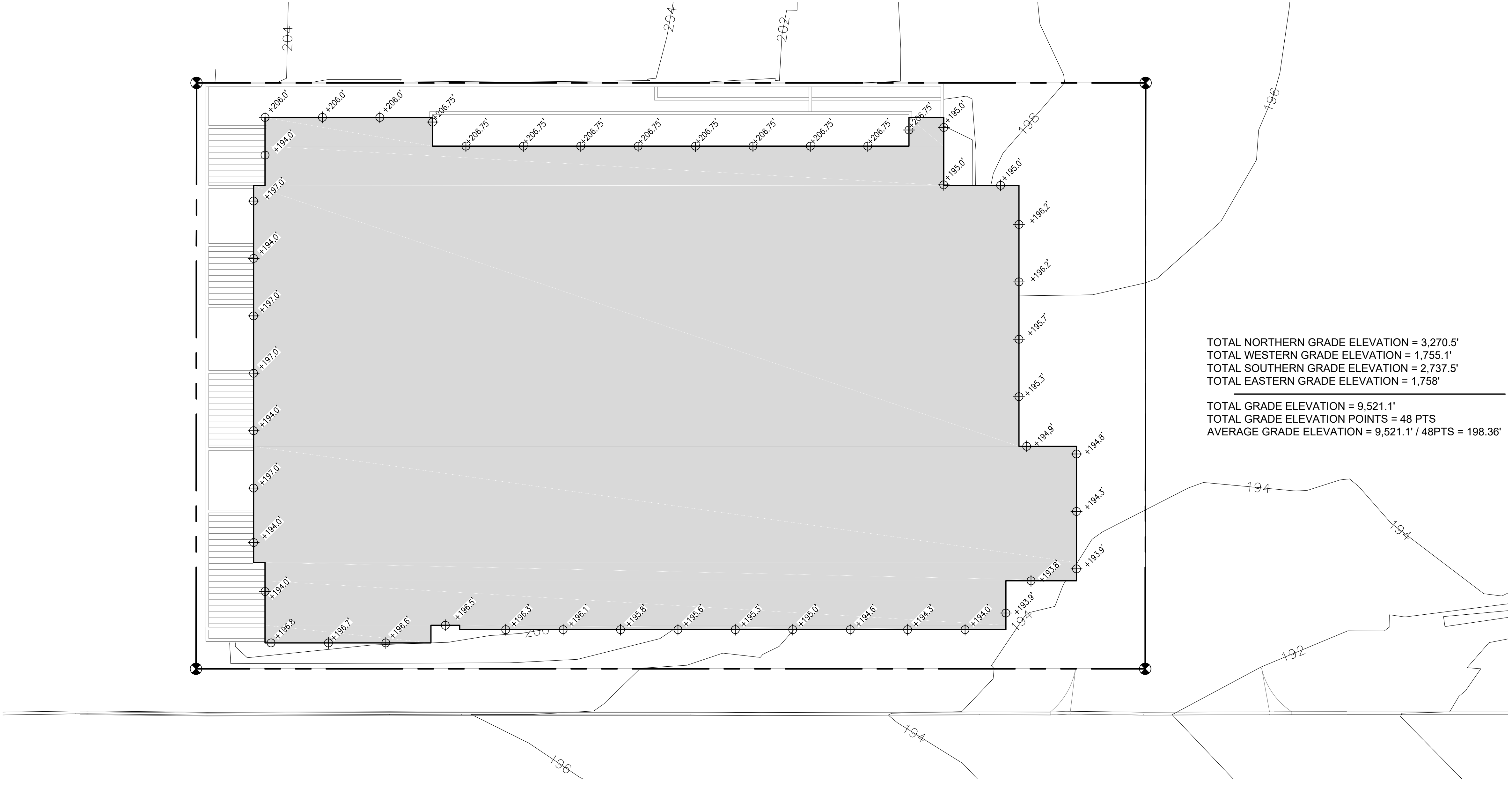
FAR AMENITY  
INCENTIVE ANALYSIS

G 0.03a

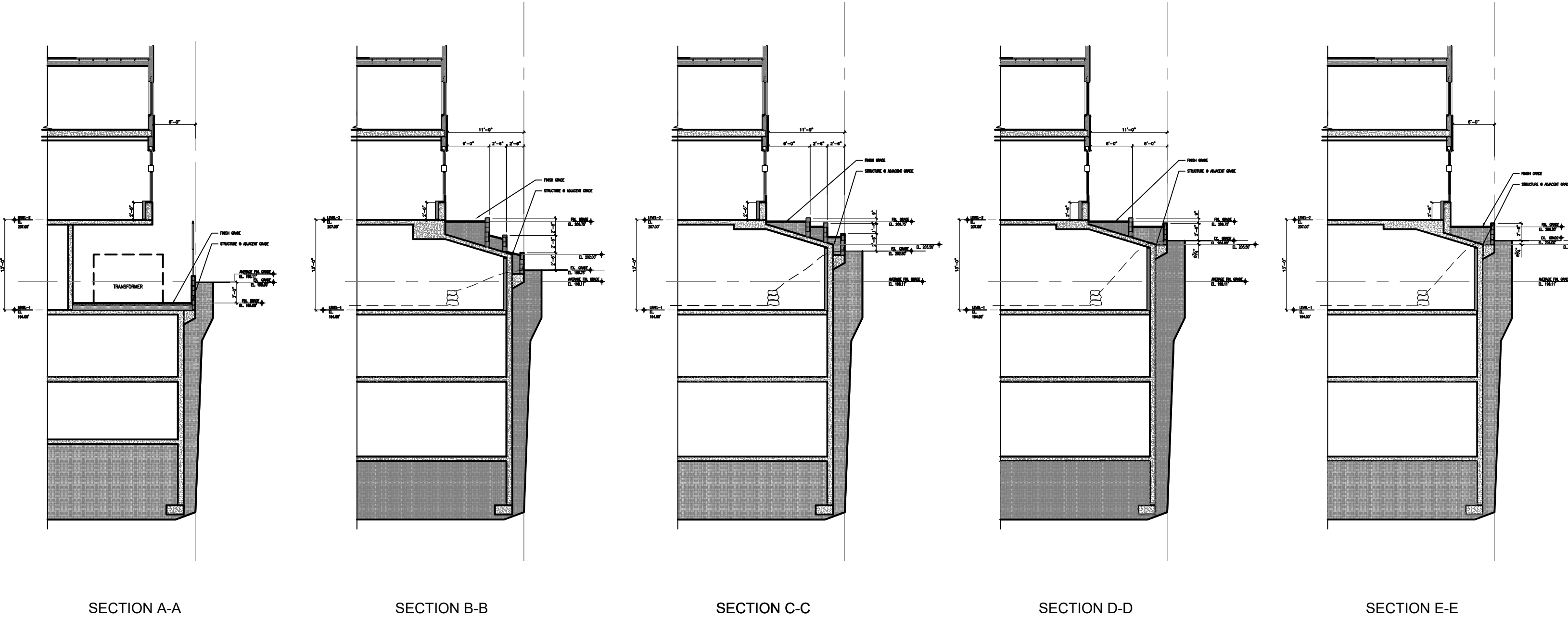
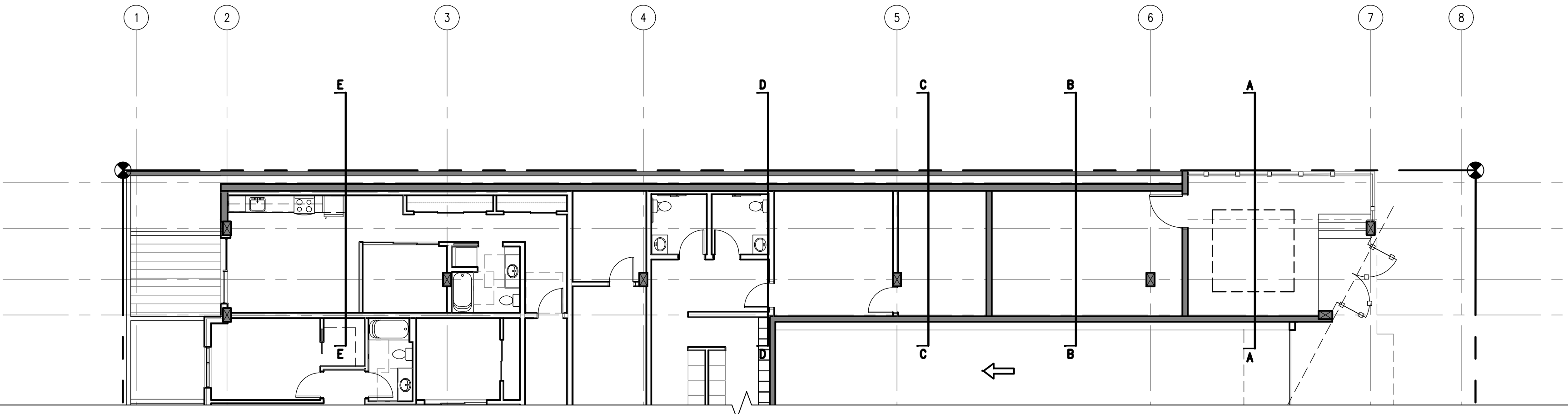


## ZONING CODE ANALYSIS

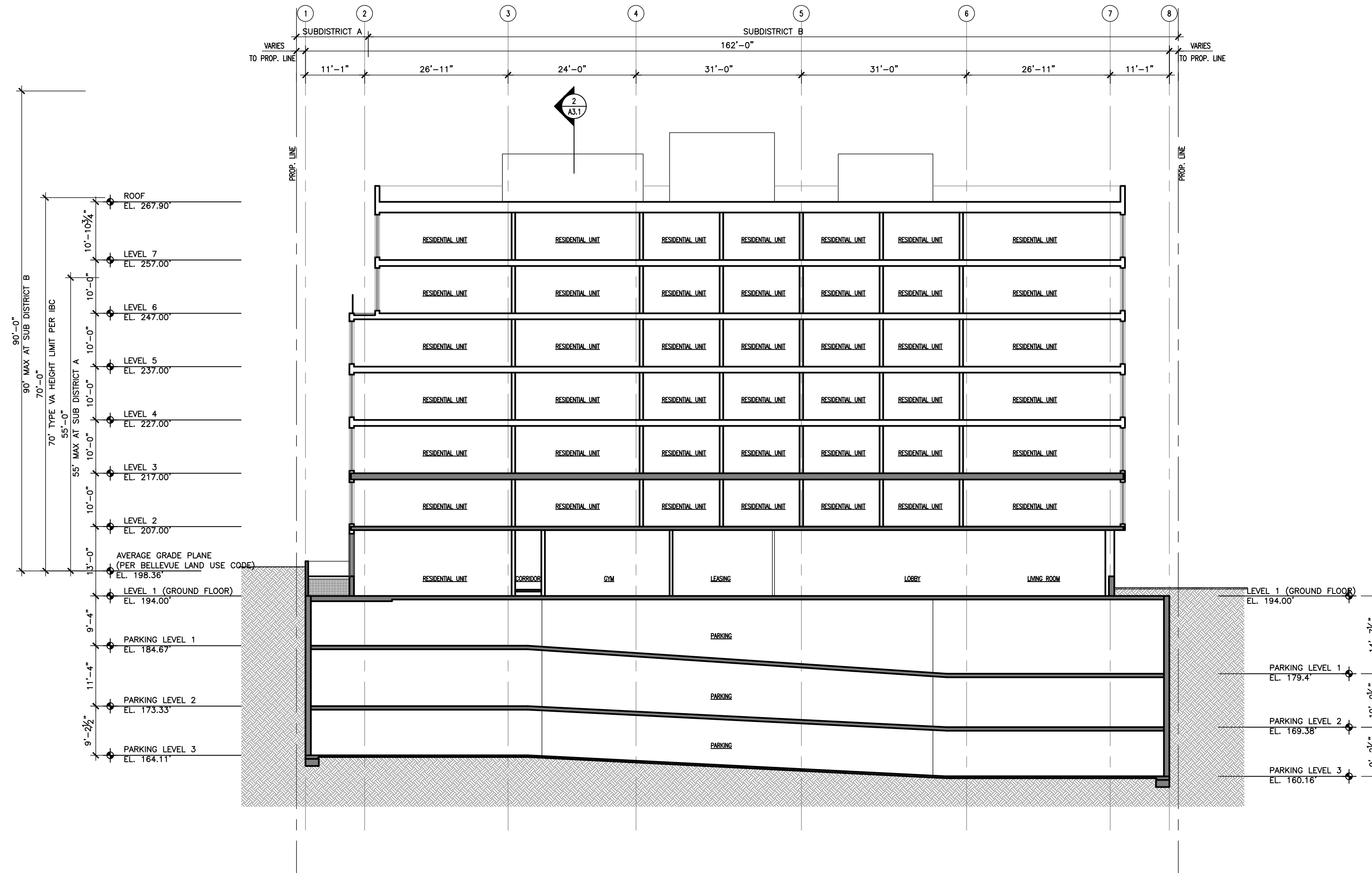
### ZONING CODE AVERAGE GRADE CALCULATION



## SITE SECTION DIAGRAMS



## BUILDING HEIGHT DIAGRAM



PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

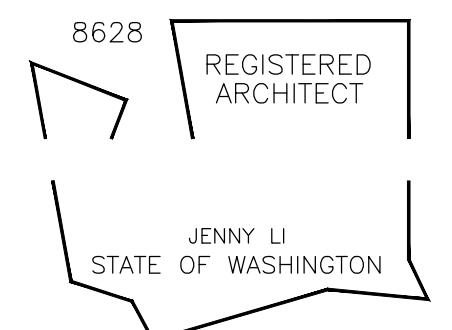
# LINK

LINK DESIGN GROUP LLC

US 439 Kirkland Way,  
Kirkland, WA, 98033602 Pengjiang RD, E 461  
Shanghai, 200072CHINA 上海市静安区彭江路8002  
E座461室 邮编200

NOT FOR  
CONSTRUCTION

Professional Certification - I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the state of Washington, license number \_\_\_\_\_, expiration date \_\_\_\_\_.



JENNY LI, ARCHITECT

[illegible]

© LINK Architecture: All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from LINK Architecture.

PROJECT NUMBER	17-108717
----------------	-----------

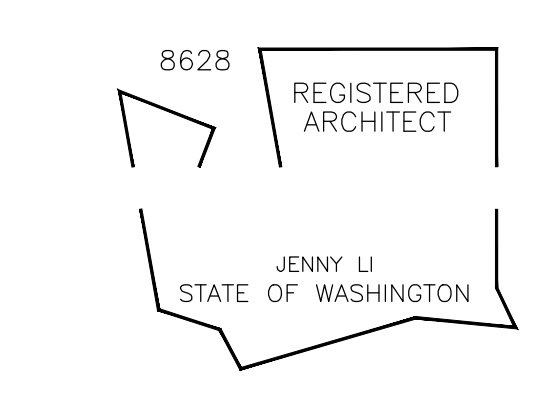

PROJECT MANAGER	JX
-----------------	----

DATE 8/31/17

DRAWN BY CS, JX

## AVERAGE FINISH GRADE DIAGRAMS

G 0.04

ZONING CODE ANALYSIS DESIGN GUIDELINES			PROJECT NAME
20.25A.110: DESIGN REVIEW CRITERIA			BELLEVUE 10TH AVE RESIDENTIAL
A. SITE DESIGN CRITERIA.			
1. VEHICULAR CIRCULATION AND PARKING. a. PROVIDE EFFICIENT VEHICULAR ACCESS TO PARKING AND SERVICE AREAS WHICH IS COORDINATED ON A SUPERBLOCK BASIS. b. COORDINATE THE LOCATION OF VEHICULAR AND PEDESTRIAN MID-BLOCK CONNECTIONS, CONSIDERING OPPORTUNITIES FOR MID-BLOCK CROSSINGS. c. PROVIDE FOR SAFE AND PLEASANT MOVEMENT WITHIN THE DOWNTOWN FOR THE PEDESTRIAN AND BICYCLIST. d. MAXIMIZE THE SEPARATION OF VEHICULAR TRAFFIC FROM PEDESTRIAN AREAS BY MEANS OF LEVEL CHANGES, SPACE AND DISTANCE, OR LANDSCAPING. e. INCORPORATE RETAIL SHOPPING SPACE AT GROUND LEVEL INTO PARKING STRUCTURES WHENEVER PRACTICAL AND APPROPRIATE. f. MINIMIZE THE LOCATION OF PARKING ADJACENT TO PEDESTRIAN CONNECTIONS. g. LIMIT THE NUMBER OF DRIVEWAY OPENINGS AND THE NUMBER OF ACCESS LANES IN EACH OPENING. h. WHERE APPROPRIATE, FIT GARAGES INTO THE TOPOGRAPHY AND MAKE USE OF GARAGE ROOFS FOR PUBLIC OPEN SPACE, RECREATION OR LANDSCAPED AREAS. i. MAXIMIZE THE USE OF UNDERGROUND PARKING.			
OUR VEHICULAR ACCESS IS PROPOSED ON THE EAST SIDE OF THE SITE, WHICH LEADS INTO THE UNDERGROUND PARKING GARAGE. THE PARKING GARAGE WILL CONTAIN 111 PARKING STALLS DIVIDED BETWEEN THREE FLOORS (P1 THROUGH P3). RESIDENTIAL STORAGE HAS BEEN PROPOSED AT VARIOUS AREAS WITHIN THE UNDERGROUND GARAGE. THE ELEVATOR LOBBY IS IN THE CENTER OF THE BUILDING, WITH PARKING AND STORAGE SURROUNDING THE CORE. GYM AND APARTMENT AMENITY ROOMS ARE PROPOSED ON GROUND LEVEL FACING NE 10TH STREET. TRASH COLLECTION AND LOADING AREA IS LOCATED ON THE GROUND LEVEL NEXT TO THE GARAGE ENTRANCE. DELIVERY TRUCKS WILL BE ABLE TO TURN AROUND ON SITE WITHIN EASEMENTS THAT BENEFIT THE SITE. SEE SHEET G0.07 FOR TURNING DIAGRAM. REPUBLIC SERVICES REFUSE PICKUP HAS BEEN REVIEWED AND APPROVED VIA A LETTER FROM HILSIA ROBERTS DATED 9/25/17.			10050 NE 10TH STREET, BELLEVUE, WA
2. PEDESTRIAN CIRCULATION AND AMENITIES. SEE LUC 20.25A.060. PER LUC 20.25A.060, THE PROPOSED PROJECT COMPLIES WITH THE REQUIREMENT OF SIDEWALK WITH MINIMUM WIDTH OF 12 FEET PLUS A 6-INCH CURB. THE PROJECT WILL PROVIDE STREET TREES TOGETHER WITH SHRUBBERY IN A PLANTER STRIP ALONG THE LENGTH OF THE FRONTAGE ON NE 10TH STREET. THE PROPOSED PROJECT WILL PROVIDE AWNINGS AS WEATHER PROTECTION ABOVE SIDEWALK. SOFFIT LIGHTS WILL BE PROVIDED UNDER THE CANOPY FOR SAFETY.			
PRIVATE PATIOS ARE PROPOSED ALONG WEST AND NORTH PORTIONS OF THE BUILDING. A ROOF DECK IS PROPOSED FOR RESIDENT CONGREGATION. LANDSCAPING ALONG WITH AMENITIES SUCH AS BARBEQUES, OUTDOOR FIREPLACES AND SEATING AREAS ARE PLANNED FOR THIS AREA. ACCESS AND EGRESS OCCURS VIA TWO STAIRS AND TWO ELEVATORS IN THE BUILDING CORE.			
3. WIND AND SUN. a. ENSURE THAT THE FORM AND PLACEMENT OF BUILDINGS CONSIDER DESIRABLE YEAR-ROUND CONDITIONS OF SUN AND SHADE IN SURROUNDING OPEN SPACES AND PUBLIC AREAS. b. DESIGN NEW BUILDINGS WITH WIND CONDITIONS IN MIND SO AS TO SHELTER PEDESTRIANS FROM UNDESIRABLE WINDS, PARTICULARLY ON THE GROUND, AND IN PUBLICLY ACCESSIBLE AREAS. c. CONSIDER HOW NEW BUILDINGS MIGHT INCORPORATE OUTDOOR SPACES OF CALM, ESPECIALLY FOR WINTER, AND PLACES OF SUITABLE BREEZINESS IN SUMMER AT LEVELS OF PEDESTRIAN ACTIVITY. d. CONSIDER WIND AND SUN IN DESIGN OF LANDSCAPING: E.G., EVERGREEN TREE-PLANTING AS WIND BLOCKS, OR DECIDUOUS TREES ON SOUTH AND WEST SIDES OF OPEN SPACES TO MAXIMIZE WINTER SUN PENETRATION.			AOTONG HOLDING, LLC
THE LONGEST BUILDING FAÇADE IS LOCATED ON A EAST/WEST AXIS. THE SITE IS LOCATED WITHIN THE PERIMETER DISTRICT, WITH WEST PORTION IN THE SUBDISTRICT A, AND THE REST IN SUBDISTRICT B. THE BUILDING HEIGHT IS LIMITED TO FIFTY-FIVE FEET IN THE WEST PORTION AND NINETY-NINE FEET FOR THE REST. THE PROPOSED BUILDING WILL HAVE FIVE STORIES IN THE WEST PORTION AND SEVEN STORIES TO THE EAST. THE PROPOSED BUILDING IS ABOUT 29 FEET BELOW THE MAXIMUM ZONING HEIGHT ALLOWED. THIS WILL REDUCE SUN BLOCKAGE TO NEIGHBORING PROPERTIES COMPARED TO MAXIMUM HEIGHT ALLOWED. AT GROUND LEVEL, THE AWNING ALONG THE BUILDING FRONTAGE WILL PROVIDE SHADING AS WELL AS RAIN SHIELD FOR PEDESTRIANS ON NE 10TH STREET. THE RECESSED SOUTHWEST CORNER AT GROUND LEVEL PROVIDES FURTHER WEATHER PROTECTION FOR PEDESTRIANS.			
4. OPEN SPACE. a. DESIGN AND LOCATE OPEN SPACES, SUCH AS PLAZAS, SQUARES AND LARGE LANDSCAPED AREAS, TO WORK AS PART OF A COMPREHENSIVE SYSTEM OF SPACES IN THE DOWNTOWN. b. DESIGN OPEN SPACES TO PROVIDE FOR MAXIMUM USE BY A WIDE RANGE OF PEOPLE. c. IN DESIGNING OPEN SPACES, ESPECIALLY PLAZAS, CONSIDER THE FOLLOWING: i. ORIENTATION. ORIENT TO SUNLIGHT AND PROVIDE GOOD PHYSICAL AND VISUAL ACCESS TO THE SIDEWALK, SO THAT THE SPACE IS PERCEIVED AS AN EXTENSION OF THE SIDEWALK. ii. DIMENSIONS. DESIGN AS ADEQUATE FOR SEATING, PLANTING, ETC., BUT NOT SO LARGE AS TO APPEAR BARREN AND UNINVITING. iii. SEATING. PROVIDE COMFORTABLE HEIGHT AND DEPTH, AND APPROPRIATE ARRANGEMENT. iv. PAVEMENT. USE NONGLARE, NONSLIP, AND SAFE SURFACE MATERIALS. v. TREES AND PLANTING. CONSIDER PROVISION FOR SHADE AND SUN. USE TO CREATE SPACE AND DEFINE HUMAN SCALE. PROVIDE PROTECTION FROM WIND. vi. AMENITIES. USE PEDESTRIAN-SCALED LIGHTING, FOUNTAINS, LITTER RECEPTACLES, BICYCLE RACKS, AND SHELTERED WAITING AREAS. vii. PROVISION OF SPACE FOR ATTRACTIONS. DESIGN TO PERMIT VENDORS, OUTDOOR CAFES, ROTATING ART DISPLAYS, OR ABUTTING RETAIL ACTIVITY. viii. PHYSICAL ACCESS. ENSURE READY PHYSICAL AS WELL AS VISUAL ACCESS WITH SPECIAL ATTENTION TO ELEVATIONAL DIFFERENCE. ix. ENCLOSURE. USE LANDSCAPING OR STRUCTURE TO PROVIDE A SENSE OF ENCLOSURE.			
THE PROJECT HAS AT-GRADE PATIOS ALONG WESTERN AND NORTHERN PORTION OF THE SITE. IT ALSO HAS A ROOF TOP AMENITY DECK, WHICH OCCUPIES THE SOUTH HALF OF THE BUILDING ROOF. THE ROOF AMENITY WILL BE ACTIVATED WITH SEATING, LANDSCAPING, OUTDOOR KITCHEN, DOG RUN, ETC. THE ROOF TRELLIS WILL PROVIDE SHADING FOR A PORTION OF THE ROOF DECK.			10050 NE 10TH STREET, BELLEVUE, WA
5. LIGHT AND GLARE. a. CONSIDER AND MITIGATE LIGHT AND GLARE IMPACTS UPON MAJOR PUBLIC FACILITIES, STREETS AND MAJOR PUBLIC OPEN SPACES. b. MITIGATING MEASURES MAY INCLUDE USE OF LOW-REFLECTING BUILDING MATERIALS, LANDSCAPING, TILTING OF REFLECTIVE PANELS, REORIENTATION OF THE BUILDING OR THE ADDITION OF SCREENING DEVICES SUCH AS LOUVERED SCREENS AND MARQUEES.			
THE EXTERIOR SKIN OF THE PROPOSED PROJECT IS A COMBINATION OF VINYL WINDOW WALL, HARDIE PANEL, STONE CLADDING AND CAST IN PLACE CONCRETE. THE COLOR AND MATERIALS BOARD ON SHEET G0.08 SHOWS THE LOW REFLECTIVITY OF THE CHOSEN MATERIALS.			
B. DOWNTOWN PATTERNS AND CONTEXT.			20.25A.090: PERIMETER DESIGN DISTRICT
1. NATURAL SETTING AND TOPOGRAPHY. a. MAKE CREATIVE USE OF ANY EXISTING TOPOGRAPHIC VARIATIONS IN SITE DESIGN AND LOCATION OF BUILDINGS, CIRCULATION PATTERNS, PARKING AREA DESIGN AND PUBLIC SPACES TO ENHANCE THE SETTING AND PROVIDE VARIETY. b. MAKE MAXIMUM USE OF VIEWS TO MOUNTAINS, LAKE WASHINGTON AND THE SEATTLE SKYLINE. c. SEEK HIGH QUALITY OF DESIGN FOR ALL BUILDINGS CONSTRUCTED AT PROMINENT LOCATIONS. THESE LOCATIONS MAY INCLUDE AREAS ON RIDGE CRESTS AND HILLTOPS, FRONTING AND PUBLIC OPEN SPACES, THOSE CLOSING A VISTA AND THOSE AFFORDING A SILHOUETTE AGAINST THE SKY.			
THE SITE ELEVATION IS HIGHEST ON THE NORTHWEST CORNER AND SLOPES DOWN TOWARDS THE SOUTHEAST CORNER. THE GROUND FLOOR OF PROPOSED BUILDING ORIENTS THE PUBLIC AREAS SUCH AS LOBBY, GYM AND COMMON ROOMS ON THE SOUTHSIDE ALONG NE 10TH STREET, WHILE THE MAILROOM, MECHANICAL ROOMS, AND GARAGE ENTRANCE ARE ON THE NORTHSIDE, WHERE IT IS MOSTLY BELOW GRADE DUE TO TOPOGRAPHY. IT'S ANTICIPATED THAT THE UPPER BUILDING LEVELS WILL ALLOW VIEWS EASTWARD TO THE CASCADE MOUNTAINS, MT. RAINIER. TO THE WEST, PARTIAL VIEWS OF LAKE WASHINGTON, THE SEATTLE SKYLINE AND OLYMPIC MOUNTAINS WILL BE SEEN.			
2. LANDSCAPE DESIGN. a. MAKE EFFECTIVE USE OF SIGNIFICANT LANDSCAPE FEATURES TO COMPLEMENT AND CONTRAST WITH BUILDING FORMS. THIS INCLUDES MASSING OF PLANT MATERIALS TO CONSTITUTE A RECOGNIZABLE VISUAL UNIT WHICH CONTRASTS EFFECTIVELY WITH BUILT FORMS. b. REQUIRE RETENTION OF SIGNIFICANT EXISTING VEGETATION, WHERE IT CAN BE INCORPORATED INTO EFFICIENT SITE DESIGN AND MAINTAINED IN A SAFE AND HEALTHFUL CONDITION. c. CONSIDER THE LOCATION OR RELOCATION OF TRAFFIC CONTROL BOXES, POWER VAULTS, UTILITY BOXES AND SIMILAR FEATURES IN THE DESIGN OF THE PEDESTRIAN AREAS TO MINIMIZE THE IMPACT ON THE VISUAL AND PHYSICAL QUALITY OF THE PEDESTRIAN ENVIRONMENT.			E. DESIGN GUIDELINES.
ON GROUND LEVEL, STREET TREES AND LANDSCAPING ALONG WITH SEATING WILL FRAME THE SIDEWALK ALONG NE 10TH STREET. LANDSCAPING ON THE NORTH AND WEST SIDE WILL PROVIDE VISUAL BUFFER AND TRANSITION FROM NEIGHBORING PUBLIC SPACES TO PRIVATE PATIOS. AS NOTED EARLIER, LANDSCAPING IS ALSO PLANNED FOR THE ROOF DECK, WHICH PROVIDE A PARK-LIKE ENVIRONMENT FOR THE BUILDING'S RESIDENTIAL COMMUNITY.			
3. VIEWS. a. CONSIDER THE NEGATIVE IMPACT OF A BUILDING ON VIEWS, BOTH FROM EXISTING BUILDINGS AND FUTURE DEVELOPABLE OR REDEVELOPABLE SITES. b. CONSIDER THE AVAILABILITY OF PUBLIC VIEWS FROM PUBLIC SPACES SUCH AS STREETS, STREET INTERSECTIONS, PARKS, PLAZAS AND AREAS OF PEDESTRIAN CONCENTRATION.			
THE HEIGHT FOR THIS RESIDENTIAL STRUCTURE CONFORMS TO THE MAXIMUM BUILDING HEIGHT OF 55 FEET FOR SUB-DISTRICT A AND 99 FEET FOR SUB-DISTRICT B (ONLY 70 FEET HEIGHT IS PROPOSED). HEIGHTS WITHIN THE CITY'S URBAN CORE HAVE BEEN DESIGNED AS A 'WEDDING CAKE' WITH HEIGHTS BEING REDUCED AT THE DOWNTOWN EDGE AT 100TH AVE NE. THE BUILDING'S HEIGHT, WHICH IS 29 FEET LESS THAN THE ZONING MAXIMUM, REDUCES THE NEGATIVE IMPACT OF VIEWS ON ADJACENT PROPERTY OWNERS COMPARED TO WHAT COULD HAVE BEEN BUILT.			NE 10TH STREET IS DESIGNATED AS A TYPE "D" RIGHT OF WAY AND DESIGN GUIDELINES APPLY.
4. BUILDING HEIGHT AND BULK. a. BUILDINGS NEAR PUBLIC OPEN SPACES SHOULD PERMIT VISUAL ACCESS AND, WHERE FEASIBLE, PHYSICAL ACCESS TO THE PUBLIC OPEN SPACE. b. WHEREVER PRACTICABLE, BUILDINGS SHOULD BE ORIENTED TO MINIMIZE THE SHADOWS THEY CAST ON PUBLICLY ACCESSIBLE OPEN SPACES. c. ENCOURAGE SLENDER TOWERS, PARTICULARLY AT UPPER LEVELS. d. DISCOURAGE BUILDINGS OF EXTREME RECTANGULAR SHAPE WHICH TEND TO BE OUT OF PROPORTION FOR THEIR FLOOR AREA. e. ENCOURAGE SPACING BETWEEN TOWERS TO RETAIN THE FEELING OF AN OPEN, AIRY DOWNTOWN. f. FOR BUILDINGS OUTSIDE THE CORE DESIGN DISTRICT, ENCOURAGE BUILDING MASSING WHICH MINIMIZES VISUAL IMPACTS TO SURROUNDING RESIDENTIAL NEIGHBORHOODS. g. STEPBACKS REQUIRED FOR DIMINISHED FLOORPLATE BUILDINGS, LUC 20.25A.020 A.2(22), SHOULD BE ORIENTED TO THE PUBLIC STREET OR STREETS ADJACENT TO THE BUILDING SITE TO MAXIMIZE THE AVAILABILITY OF LIGHT AND AIR AT THE STREET LEVEL AND TO PRESERVE VIEW CORRIDORS. WHERE THE SITE ABUTS MORE THAN ONE PUBLIC STREET, PREFERENCE FOR THE ORIENTATION OF THE STEPBACK SHOULD BE GIVEN TO THE STREET INTENDED TO HAVE THE HIGHEST ORIENTATION TO PEDESTRIANS AS PROVIDED BY LUC 20.25A.115. DESIGN GUIDELINES: BUILDING/SIDEWALK RELATIONSHIPS. h. ENCOURAGE ROOFTOP FEATURES, APPROPRIATE TO THE OVERALL HEIGHT AND SCALE OF THE BUILDING, TO MODIFY AN OTHERWISE UNMODULATED PROFILE.			
THE BUILDING IS ORIENTED EAST/WEST ON A TIGHT LOT. THIS ORIENTATION ALLOWS THE STRUCTURE TO HAVE A STRONG PRESENCE ON NE 10TH STREET. THE COLORS OF THE BUILDING ARE GENERALLY WITHIN A GREY SCALE, ALONG WITH A NOMINAL AMOUNT OF RED ACCENTS, AND WILL BE IN LINE WITH THE CURRENT TREND OF NEWER DEVELOPMENT IN THE CITY OF BELLEVUE. THE OFF-SETS IN BUILDING'S MASSING WILL CREATE A MODULATED FAÇADE AND A CORRESPONDING ARTICULATED ROOF LINE. PARKING WILL BE INCORPORATED UNDERGROUND WITHIN THE BUILDING, SO IT WILL NOT BE VISIBLE TO THE ADJACENT DEVELOPMENTS.			
5. TRANSITIONS. IN TRANSITIONS BETWEEN DISTRICTS IN THE DOWNTOWN AND BETWEEN PROPERTIES, THE LOWER PORTIONS OF BUILDINGS SHOULD BE DESIGNED TO PROMOTE EASY CIRCULATION, GOOD RELATIONSHIPS AMONG OPEN SPACES, VISUAL CONNECTION IN SCALE, AND MAXIMUM PENETRATION OF SUNLIGHT TO THE GROUND LEVEL.			ALONG THE NE 10TH STREET, THERE ARE A 5-FOOT WIDE PLANTER STRIP AND A 7-FOOT WIDE SIDEWALK PROVIDED
6. PATTERNS OF ACTIVITY. a. MAXIMIZE OPPORTUNITIES FOR VITAL, PEDESTRIAN-LEVEL ACTIVITY IN ALL AREAS OF THE DOWNTOWN. b. PROVIDE SPACE FOR A VARIETY OF APPROPRIATE ACTIVITIES ACCESSIBLE TO THE PUBLIC AT LARGE IN THE DOWNTOWN, ESPECIALLY AT GROUND LEVEL AND AT MAIN PEDESTRIAN LEVELS. c. USES AND ACTIVITIES THAT ARE NONPUBLIC OR NONPEDESTRIAN IN NATURE SHOULD NOT BE LOCATED ADJACENT TO PEDESTRIAN AREAS.			
7. SIGNAGE. a. ENSURE THAT SIGNAGE IS AN INTEGRAL PART OF THE ARCHITECTURAL DESIGN. b. ENCOURAGE SIGNAGE WHICH IS SCALED TO THE PEDESTRIAN AND ENHANCES THE PEDESTRIAN ENVIRONMENT. c. SIGNAGE MUST COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 22B.10 BCC			
THE BUILDING NAME SIGNAGE WILL BE LOCATED ON TOP OF THE AWNING IN THE SOUTHWEST CORNER OF THE BUILDING. THE LOCATION ACCENTUATES THE ENTRY LOBBY LOCATED AT THE SAME CORNER. THE BUILDING NAME AND ADDRESS WILL BE LOCATED NEXT TO THE ENTRY DOOR.			LINK LINK DESIGN GROUP LLC
			US
			CHINA
			NOT FOR CONSTRUCTION
			Professional Certification - I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the state of Washington, license number _____, expiration date _____.
			
			JENNY LI, ARCHITECT
			DATE NUMBER DESCRIPTION
			8/31/17 DESIGN REVIEW
			12/22/17  DESIGN REVIEW REVISIONS



# ZONING CODE ANALYSIS DESIGN GUIDELINES

## COMPREHENSIVE PLAN POLICY

URBAN DESIGN & THE ARTS:  
 CHARACTER:  
 CITYWIDE CHARACTER:  
 UD-1. ENHANCE THE APPEARANCE, IMAGE AND DESIGN CHARACTER TO MAKE BELLEVUE AN INSPIRING PLACE TO BE.  
 THIS PROJECT WILL CREATE AN ARCHITECTURALLY INTERESTING BUILDING IN ITS COMPOSITION, MATERIALS, AND  
 DETAILS. THE UNDULATING MOVEMENTS OF WINDOWS AND BALCONIES GENERATES A MODERN AND UNIQUE  
 ARCHITECTURE THAT PROMOTES THE NEW GENERATION OF URBAN DEVELOPMENT IN THE CITY OF BELLEVUE.

UD-4. CREATE A SAFE, ENGAGING AND ATTRACTIVE PEDESTRIAN ENVIRONMENT THROUGHOUT THE CITY USING APPROPRIATE URBAN DESIGN FEATURES.

THE SOUTH FAÇADE AT THE SIDEWALK LEVEL IS POPULATED WITH BUILDING'S PUBLIC AMENITIES, WHICH CREATES A STOREFRONT-LIKE ENVIRONMENT. THE TRANSPARENCY OF THE FAÇADE, CONNECTING THE BUILDING FUNCTIONS WITH THE PEDESTRIANS AT THE SIDEWALK LEVEL, ALONG WITH THE EXTERIOR BUILDING LIGHTING, WILL PROVIDE A SAFE AND USER-FRIENDLY ENVIRONMENT.

CHARACTER/DOWNTOWN, COMMERCIAL, AND MIXED USE  
NEIGHBORHOODS:  
UD-10. ENCOURAGE ROOFLINES THAT CREATE INTERESTING AND DISTINCTIVE FORMS AGAINST THE SKY WITHIN  
DOWNTOWN AND OTHER MIXED-USE AREAS.  
THE COMBINATION OF FAÇADE MODULATION WHICH EXTENDS TO THE ROOF ABOVE, ALONG WITH THE ROOF TRELLIS  
SILHOUETTED AGAINST THE SKY, PROVIDES AN INTERESTING LAYERING OF VISUAL TOPOGRAPHY ALONG THE PARAPET  
LINE.

ARTS AND CULTURE:  
UD-17. SUPPORT AND ENCOURAGE A VARIETY OF ARTWORK IN PUBLIC PLACES, SUCH AS PARKS, PUBLIC BUILDINGS, AND PLAZAS.  
TO MEET AMENITY REQUIREMENTS AND ADD TO THE CITY'S ARTS AND CULTURE, WE ARE PROVIDING AN ART FEATURE AT THE SOUTHWEST CORNER OF THE PROPERTY, ADJACENT TO THE SIDEWALK.

**DESIGN QUALITY:**  
**SITE AND BUILDING DESIGN:**  
 UD-21. EXPLORE OPPORTUNITIES TO ENHANCE PEDESTRIAN AND OTHER MOBILITY CONNECTIONS BETWEEN BUILDINGS AND DEVELOPMENTS.  
**THIS PROJECT IS PROVIDING A MID-BLOCK PEDESTRIAN CROSSWALK TO CONNECT THE NORTH SIDE OF NE 10TH STREET TO THE SOUTH SIDE OF THE SAME STREET.**

UD-23. ENCOURAGE EXCELLENCE IN ARCHITECTURE, SITE DESIGN AND WORKMANSHIP, AND DURABILITY IN BUILDING MATERIALS TO ENRICH THE APPEARANCE OF A DEVELOPMENT'S SURROUNDINGS.

OUR SITE IS RELATIVELY SMALL FOR A MULTIFAMILY DEVELOPMENT, WHICH LIMITS THE PLACEMENT OPTIONS OF THE PHYSICAL BUILDING. NEVERTHELESS, WE ARE MAXIMIZING THE LIMITED SITE AVAILABILITY BY CONSTRUCTING PRIVATE PATIOS ON THE WEST AND NORTH SIDES, A PEDESTRIAN FRIENDLY STREET FRONTAGE ON THE SOUTH SIDE, AND A CONSOLIDATION OF BUILDING SERVICES AT THE EAST GROUND LEVEL. THE VARIED WINDOW AND DECK PLACEMENTS ARE INTENDED TO PROVIDE VISUAL INTEREST BEYOND THE TYPICAL PUNCHED WINDOW 'LOOK' OF OTHER NON-HIGHRISE APARTMENT BUILDINGS.

UD-28. ENCOURAGE PRIVATE AND PUBLIC DEVELOPERS TO INTEGRATE ART INTO THE DESIGN OF THE PUBLIC AREAS OF THEIR PROJECTS.  
**AS DESCRIBED IN UD-17, ARTWORK IS BEING INCLUDED AT STREET LEVEL.**

UD-29. INTEGRATE ROOFTOP MECHANICAL EQUIPMENT SCREENING WITH BUILDING ARCHITECTURE. BEYOND THE SCREENING OF THE ROOFTOP MECHANICAL EQUIPMENT OUR ROOF DECK AND AMENITY FEATURES WILL CAMOUFLAGE OUR STAIR AND ELEVATOR OVERRUN ENCLOSURES. THE MECHANICAL EQUIPMENT HAS BEEN CONSOLIDATED ON THE NORTH HALF OF THE ROOF, AWAY FROM THE PUBLIC RIGHT-OF-WAY.

UD-32. PROVIDE DESIGN TREATMENTS FOR BLANK WALLS THAT ARE VISIBLE FROM THE PUBLIC RIGHT OF WAY. OUR BUILDING DESIGN ALONG THE STREET RIGHT-OF-WAY IS VIRTUALLY ALL TRANSPARENT, WITHOUT ANY SIGNIFICANT BLANK WALLS.

UD-34. PROVIDE BOTH WEATHER PROTECTION AND ACCESS TO SUNLIGHT IN PEDESTRIAN AREAS USING ARCHITECTURAL ELEMENTS.  
WEATHER PROTECTION IS PROVIDED ALONG THE LENGTH OF OUR BUILDING FRONTAGE ALONG NE 10TH STREET.

**DOWNTOWN, COMMERCIAL AND MIXED-USE DEVELOPMENTS:**  
UD-45. ENSURE THAT PERIMETER AREAS OF MORE INTENSE DEVELOPMENTS USE SITE AND BUILDING DESIGNS THAT ARE COMPATIBLE WITH AND CONNECT TO SURROUNDING DEVELOPMENT WHERE APPROPRIATE.  
OUR PROJECT IS IN A PERIMETER TRANSITION ZONE, WITH LOWER DENSITIES TO THE NORTH AND WEST. THE DESIGN TAKES THIS INTO ACCOUNT BY USING APPROPRIATE MASSING PROPORTIONS AND FENESTRATION DETAILING TO IDENTIFY OUR SEVEN STORY BUILDING IS A RESIDENTIAL STRUCTURE, BRIDGING THE HIGHER DENSITY AREA TO THE SOUTH AND EAST WITH THE SINGLE FAMILY AREAS NORTH AND WEST OF OUR LOCATION.

UD-47. MITIGATE POTENTIAL IMPACTS TO SURROUNDING NEIGHBORHOODS USING LANDSCAPING, GREENSPACE AND OTHER URBAN DESIGN ELEMENTS.

**WE HAVE PROVIDED LANDSCAPE BUFFERS BETWEEN OUR PROJECT AND THE NEIGHBORING PROPERTIES TO THE NORTH AND WEST, USING A COMBINATION OF STEPPED PLANTER WALLS, SCREEN WALLS AND DENSE LANDSCAPING.**

UD-50. REQUIRE BUILDINGS BE SITED AT OR NEAR THE PUBLIC SIDEWALK AS LONG AS THE FULL SIDEWALK POTENTIAL IS NOT DIMINISHED, AS APPROPRIATE.

OUR BUILDING FIRST FLOOR IS POSITIONED ADJACENT TO THE BACK OF SIDEWALK, FROM ZERO TO PLUS TWO FEET, WHICH IS INTENDED TO MEET THE URBAN DESIGN PRINCIPLES OF ESTABLISHING THE 'URBAN EDGE' FOR NEW CONSTRUCTION.

DOWNTOWN SUBAREA:  
LAND USE:

POLICY S-DT-10. REQUIRE DESIGN REVIEW TO ENSURE HIGH QUALITY, AESTHETICALLY PLEASING DOWNTOWN DEVELOPMENT.

THE BUILDING DESIGN MEETS THE REQUESTS OF THE CITY PLANNERS AND BELLEVUE'S ADR PROCESS REQUIREMENTS

RESIDENTIAL DEVELOPMENT:  
POLICY S-DT-25. PROVIDE FOR A RANGE OF DOWNTOWN URBAN RESIDENTIAL TYPES AND DENSITIES.  
**OUR PROJECT PROVIDES A RANGE OF UNIT SIZES (STUDIOS TO TWO-BEDROOM UNITS) AND CORRESPONDING AFFORDABILITY.**

**URBAN DESIGN:**  
POLICY S-DT-40. ENHANCE THE APPEARANCE OF ALL TYPES OF STREETS AND ADJOINING SIDEWALKS WITH STREET TREES, LANDSCAPING, WATER FEATURES, PEDESTRIAN-SCALED LIGHTING, STREET FURNITURE, PAVING TREATMENTS, MEDIANS, OR OTHER SOFTENING TREATMENTS AS APPROPRIATE.  
OUR SIDEWALK IS MAXIMIZING THE URBAN DESIGN POTENTIAL BY CONSTRUCTING A NEW SIDEWALK, RIGHT-OF-WAY LANDSCAPING WITH STREET TREES, WEATHER PROTECTION, LIGHTING, BUILDING TRANSPARENCY, AND ART AT THE SOUTHWEST CORNER. ADDITIONALLY, WE ARE CONSTRUCTING A NEW CROSSWALK TO THE BLOCK SOUTH OF OUR SITE.

POLICY S-DT-160. IMPROVE THE PEDESTRIAN EXPERIENCE BY PROVIDING STREET TREES AND OTHER LANDSCAPING IN SIDEWALK CONSTRUCTION, ESPECIALLY ALONG THE EDGES OF DOWNTOWN.

**REFER TO DT-40 RESPONSE.**

PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

# LINK

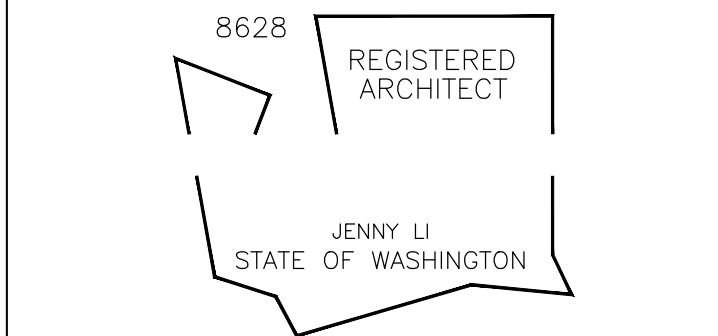
LINK DESIGN GROUP LLC

US 439 Kirkland Way,  
Kirkland, WA, 98033

602 Pengjiang RD, E 461  
Shanghai, 200072CHINA 上海市静安区彭江路902  
E座461室 邮编200072

NOT FOR  
CONSTRUCTION

Professional Certification - I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the state of Washington, license number \_\_\_\_\_, expiration date \_\_\_\_\_.



JENNY LI, ARCHITECT

[illegible]

© LINK Architecture: All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from LINK Architecture.

PROJECT NUMBER	17-108717
----------------	-----------

PROJECT MANAGER	JX
-----------------	----

DATE 8/31/17

DRAWN BY CS, JX

## ZONING CODE ANALYSIS

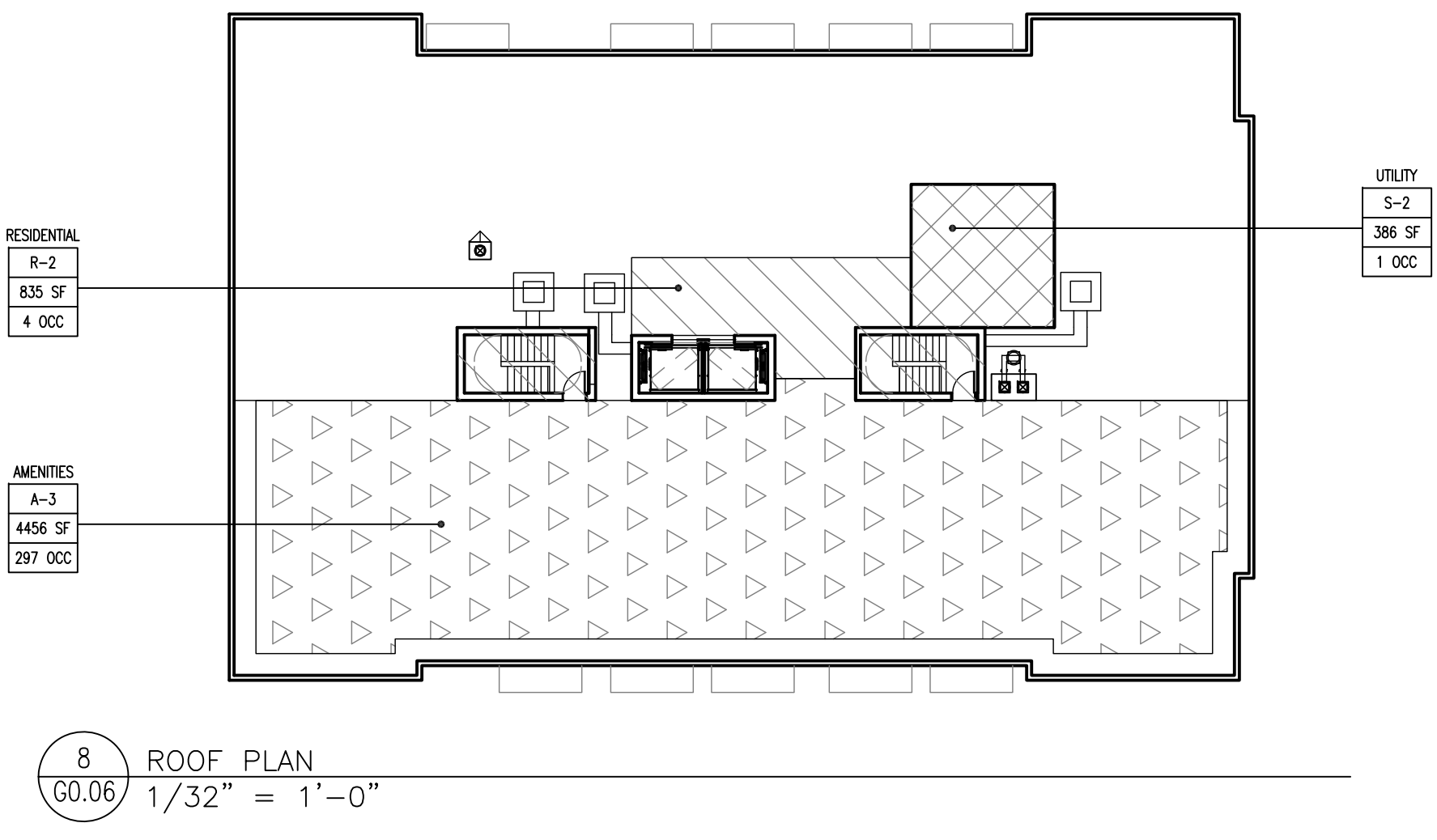
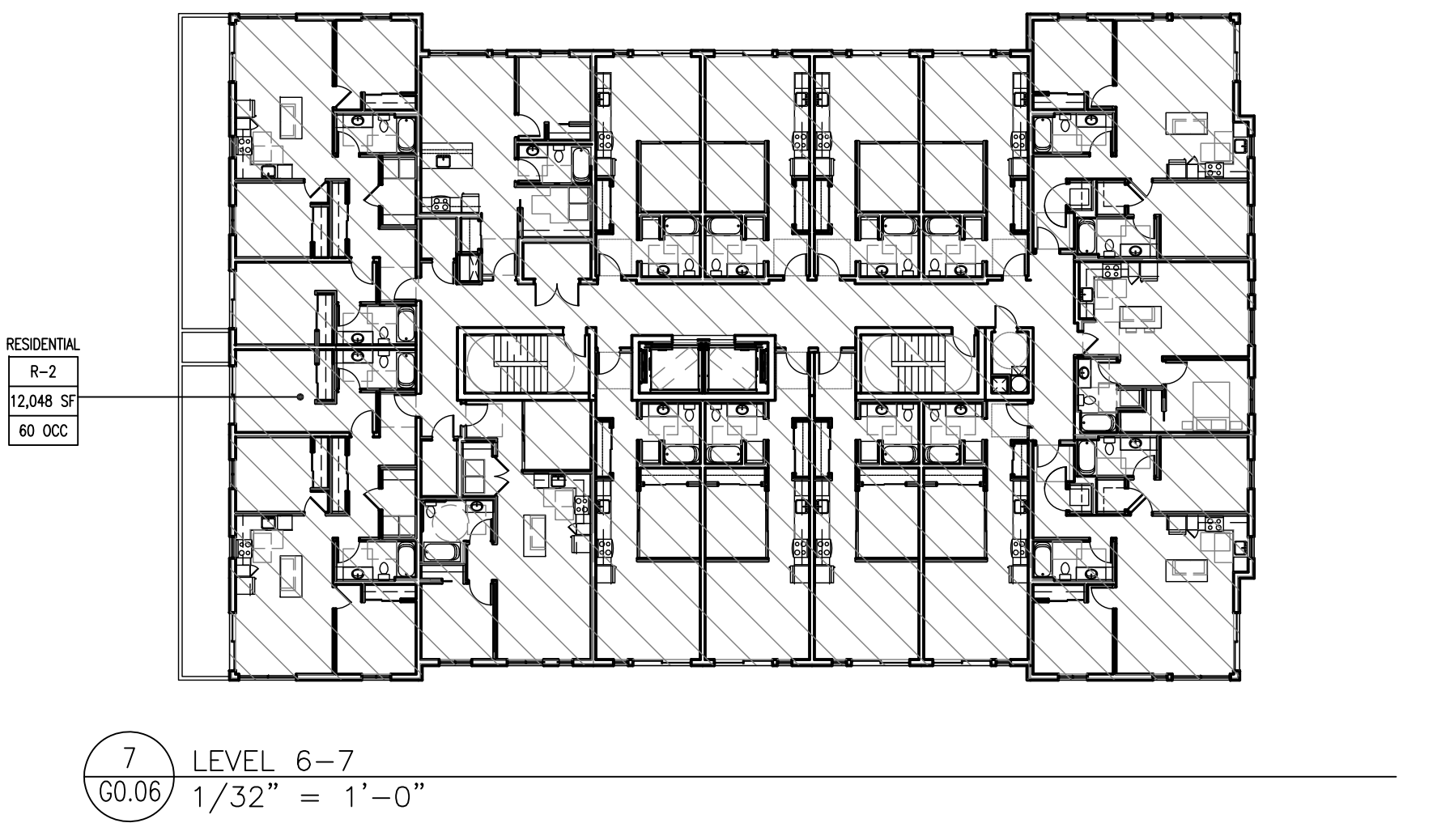
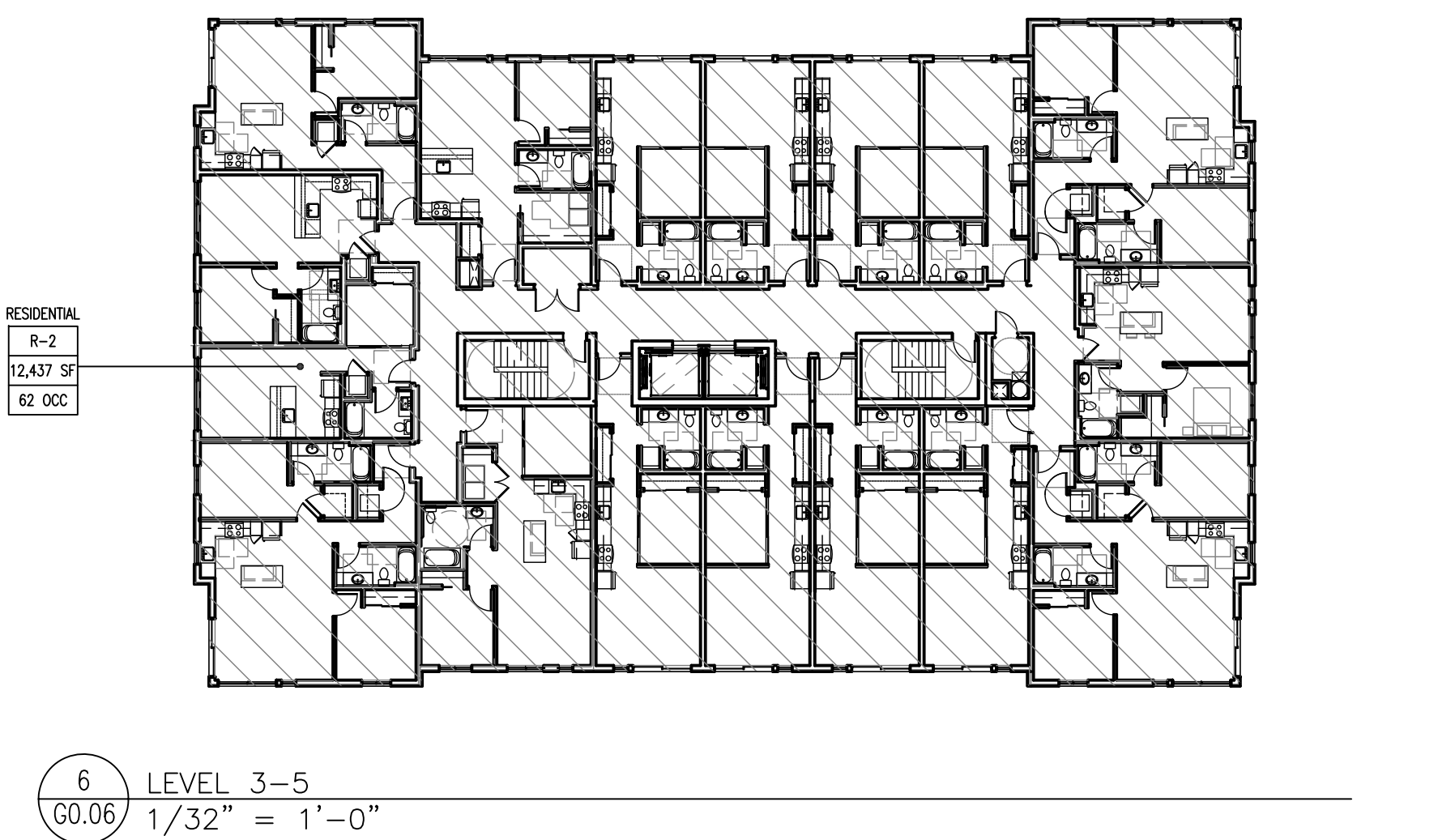
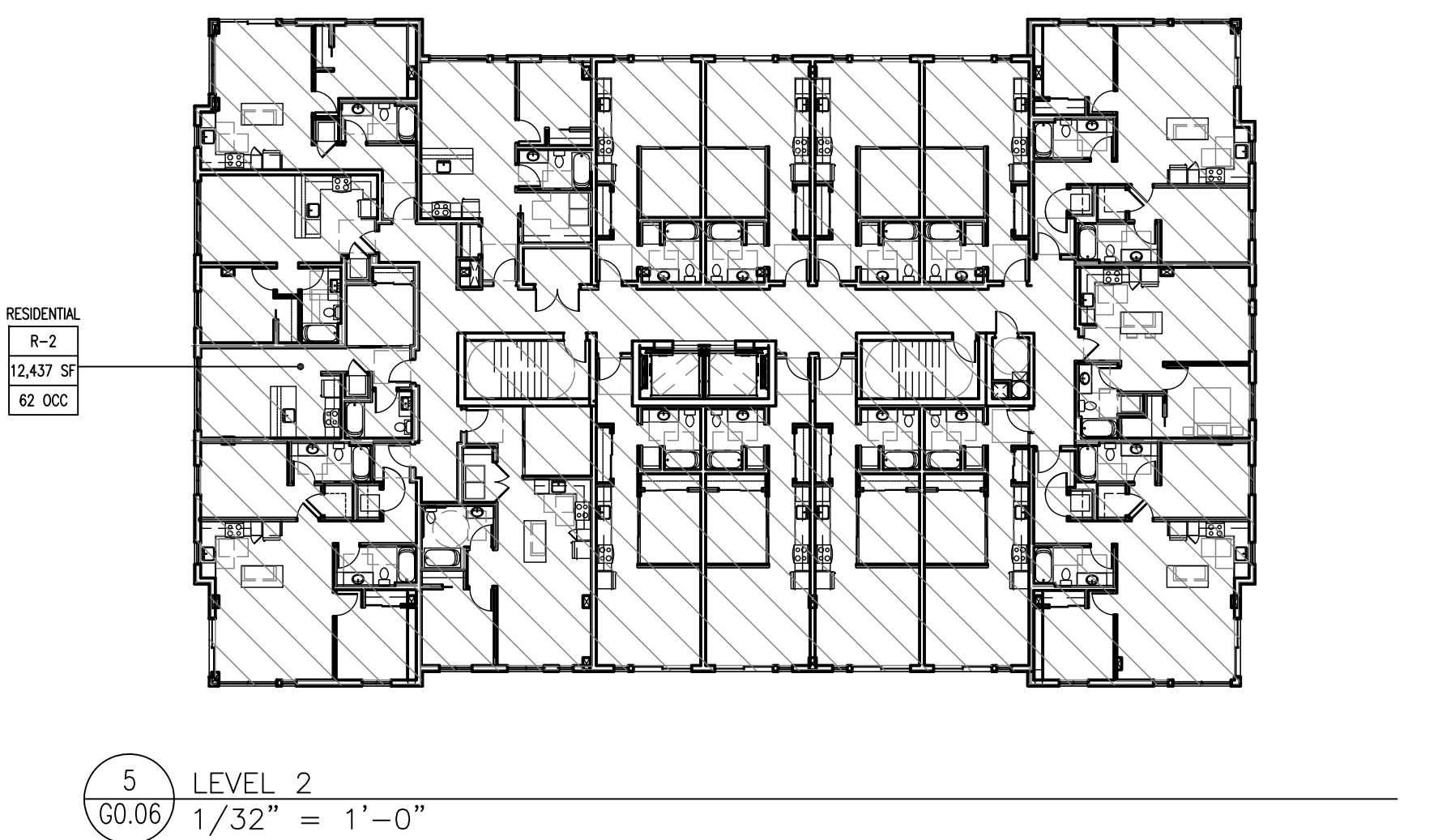
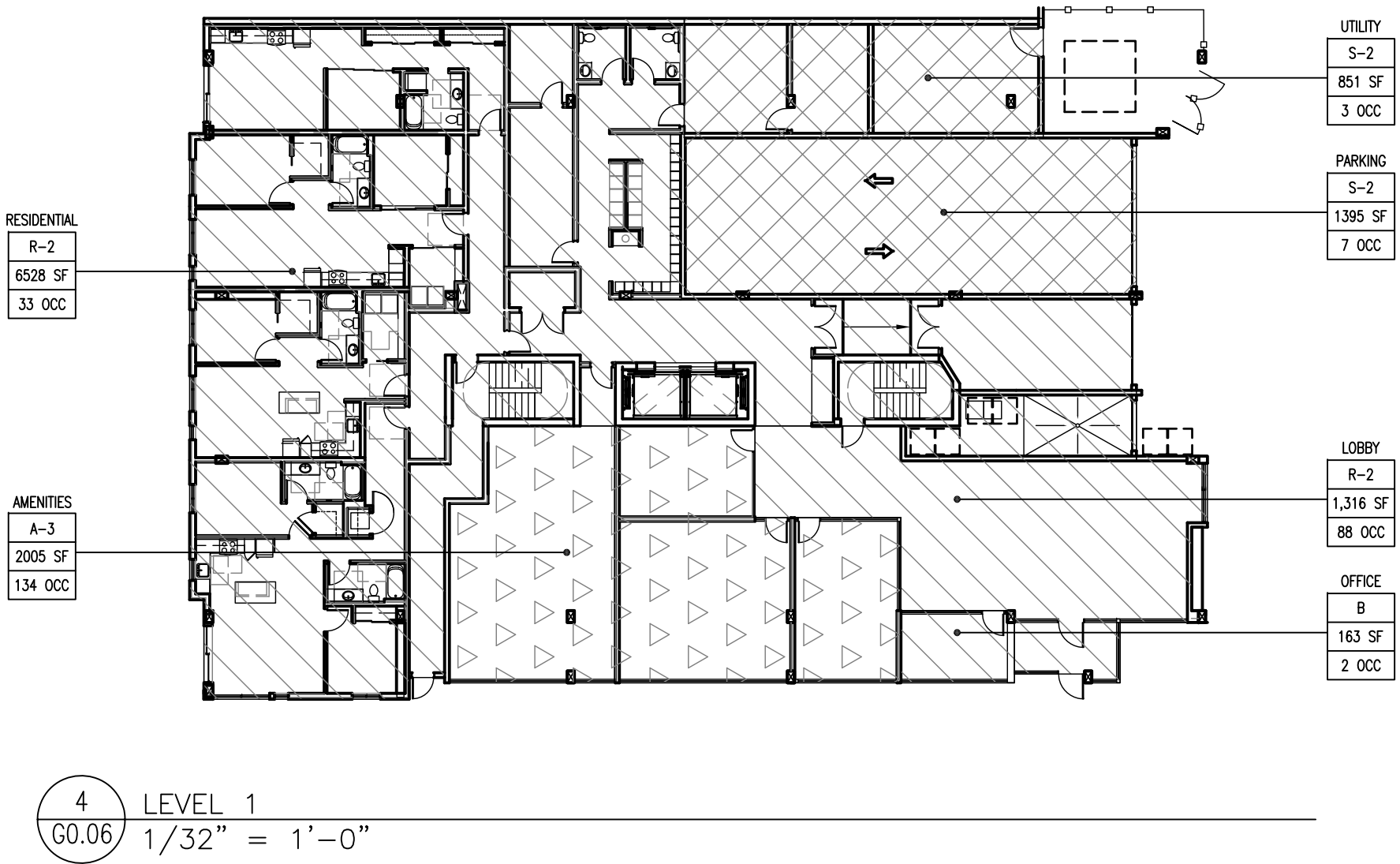
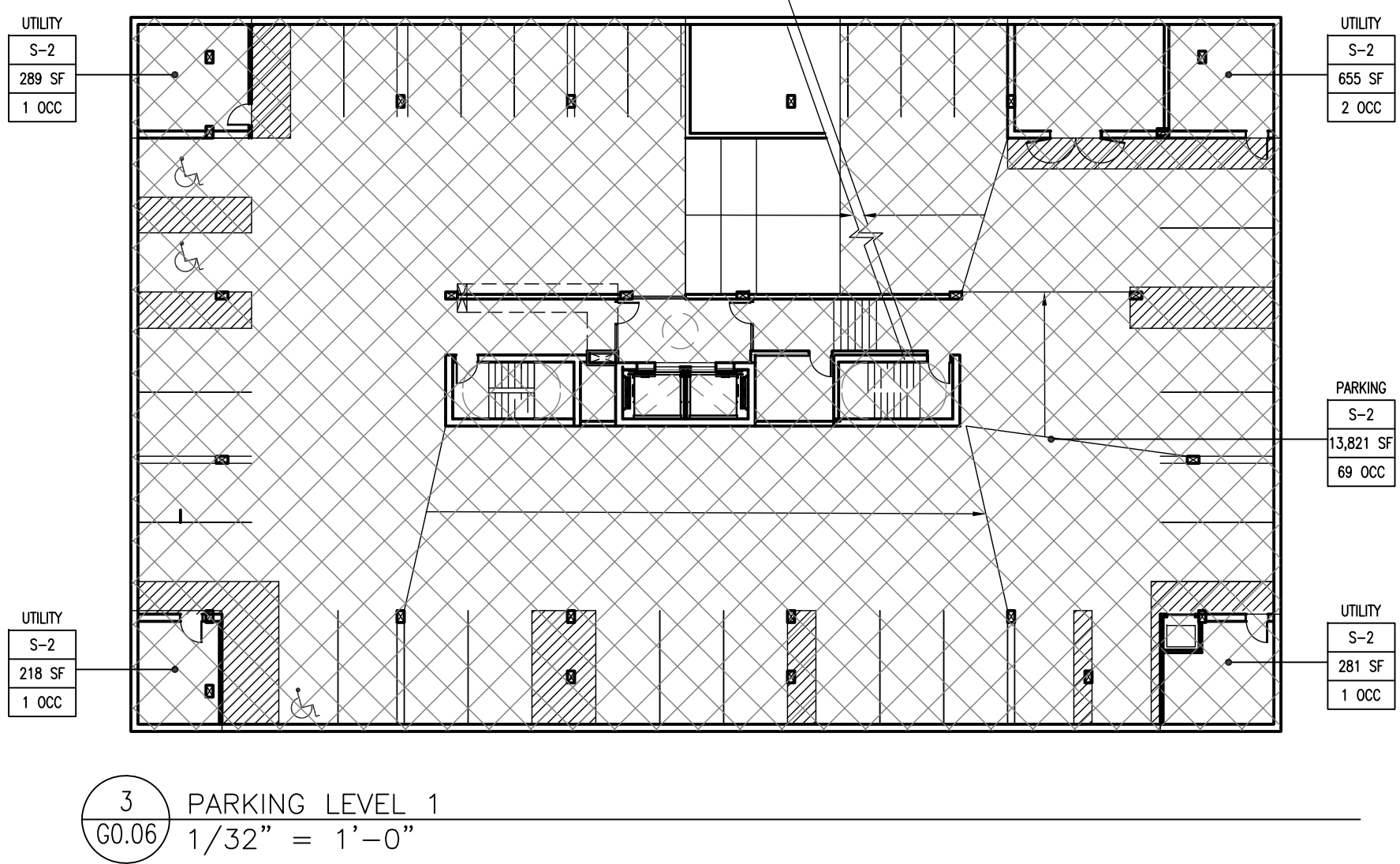
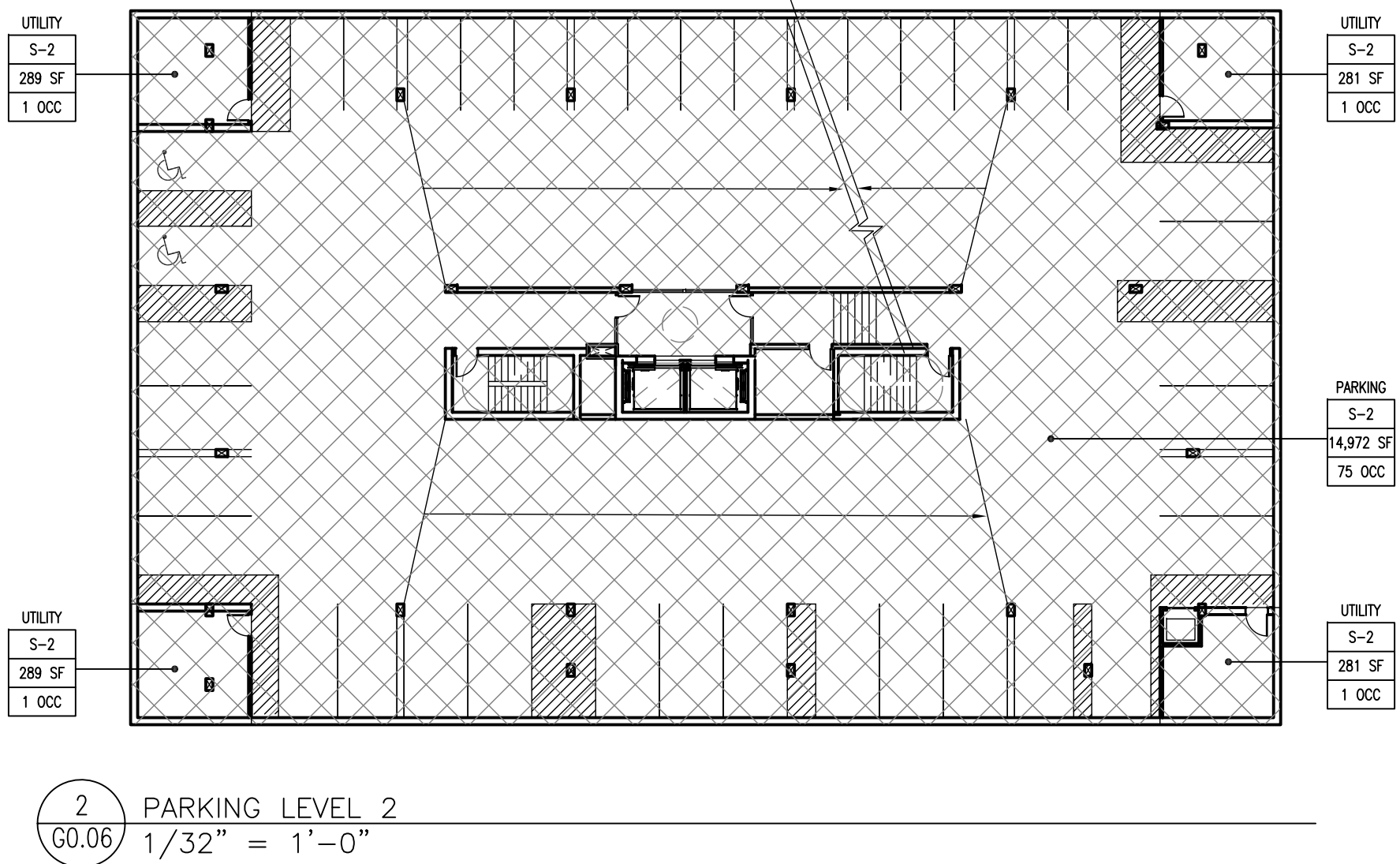
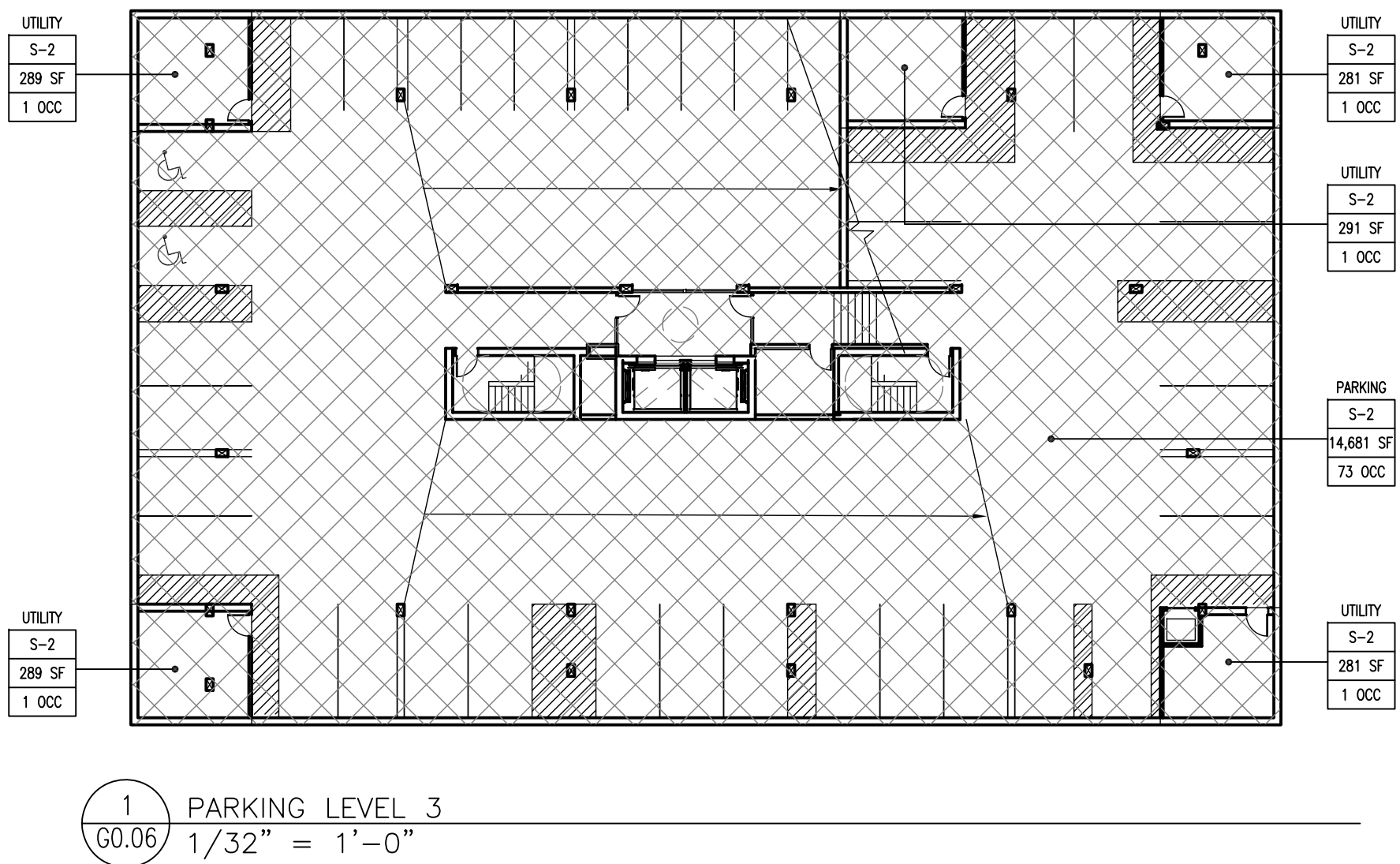
G0.05b



OCCUPANCY				
<div>ASSEMBLY OCCUPANCIES IBC 303.1</div> <div>A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES BY LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE INCLUDED AS PART OF THAT OCCUPANCY. ASSEMBLY AREAS WITH LESS THAN 750 SQUARE FEET AND WHICH ARE ACCESSORY TO ANOTHER OCCUPANCY SHALL BE INCLUDED AS PART OF THAT OCCUPANCY.</div>				
OCCUPANCY LOADS				
FLOOR	USE & LOAD FACTOR (IBC TABLE 1004.1.1)		AREA (SF)	OCCUPANTS
LEVEL P3	PARKING (S-2)	200 GROSS	14,681 SF	= 73
	UTILITY (S-2)	300 GROSS	289 SF+289 SF+281 SF+281 SF+291 SF	= 1 + 1 + 1 + 1+1
	LEVEL P3 TOTAL		16,112 SF	= 78 OCCUPANTS
LEVEL P2	PARKING (S-2)	200 GROSS	14,972 SF	= 75
	UTILITY (S-2)	300 GROSS	289 SF+289 SF+281 SF+281 SF	= 1 + 1 + 1 + 1
	LEVEL P2 TOTAL		16,112 SF	= 79 OCCUPANTS
LEVEL P1	PARKING (S-2)	200 GROSS	13,821 SF	= 69
	UTILITY (S-2)	300 GROSS	289 SF+218 SF+281 SF+655 SF	= 1 + 1 + 1 + 2
	LEVEL P1 TOTAL		15,264 SF	= 74 OCCUPANTS
LEVEL 1	RESIDENTIAL (R-2)	200 GROSS	6528 SF	= 33
	LOBBY (R-2)	15 NET	1316 SF	= 88
	LEASING OFFICE (B)	100 GROSS	163 SF	= 2
	AMENITIES (A-3)	15 NET	2005 SF	= 134
	PARKING (S-2)	200 GROSS	1395 SF	=7
	UTILITY (S-2)	300 GROSS	851 SF	=3
	LEVEL 1 TOTAL		12,258 SF	= 267 OCCUPANTS
LEVEL 2	RESIDENTIAL (R-2)	200 GROSS	12,437 SF	= 62 OCCUPANTS
LEVEL 3	RESIDENTIAL (R-2)	200 GROSS	12,437 SF	= 62 OCCUPANTS
LEVEL 4	RESIDENTIAL (R-2)	200 GROSS	12,437 SF	= 62 OCCUPANTS
LEVEL 5	RESIDENTIAL (R-2)	200 GROSS	12,437 SF	= 62 OCCUPANTS
LEVEL 6	RESIDENTIAL (R-2)	200 GROSS	12,048 SF	= 60 OCCUPANTS
LEVEL 7	RESIDENTIAL (R-2)	200 GROSS	12,048 SF	= 60 OCCUPANTS
ROOF	RESIDENTIAL (R-2)	200 GROSS	835 SF	= 4
	AMENITIES (A-3)	15 NET	4,456 SF	= 297
	UTILITY (S-2)	300 GROSS	386 SF	= 1
	ROOF TOTAL		5,677 SF	= 302 OCCUPANTS

BUILDING CODE ANALYSIS

USE & AREA DIAGRAMMS



PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

LINK

LINK DESIGN GROUP LLC

US

439 Kirkland Way,  
Kirkland, WA, 98033

602 Pengliang RD, E 461  
Shanghai, 200072

上海市静安区彭江路602号  
E座461室 邮编200072

CHINA

NOT FOR  
CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
\_\_\_\_\_, expiration date  
\_\_\_\_\_.

8628 REGISTERED  
ARCHITECT

JENNY LI  
STATE OF WASHINGTON

JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

PROJECT MANAGER JX

DATE 8/31/17

DRAWN BY CS, JX

BUILDING  
CODE  
ANALYSIS  
G0.06



BELLEVUE 10TH AVE  
RESIDENTIAL10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

LINK

LINK DESIGN GROUP LLC

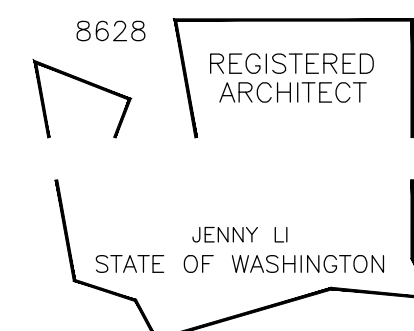
US

439 Kirkland Way,  
Kirkland, WA, 98033602 Pengjiang RD, E 461  
Shanghai, 200072

CHINA

上海市静安区彭江路602号  
E座461室 邮编200072NOT FOR  
CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
\_\_\_\_\_, expiration date  
\_\_\_\_\_.



JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
12/22/17	△	DESIGN REVIEW REVISIONS
9/21/18	△	DESIGN REVIEW REVISIONS #2

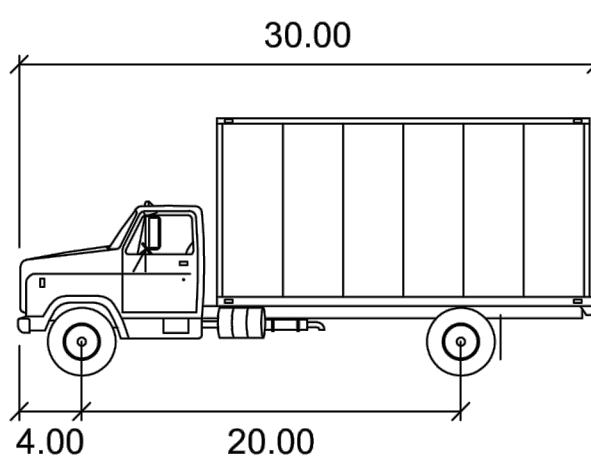
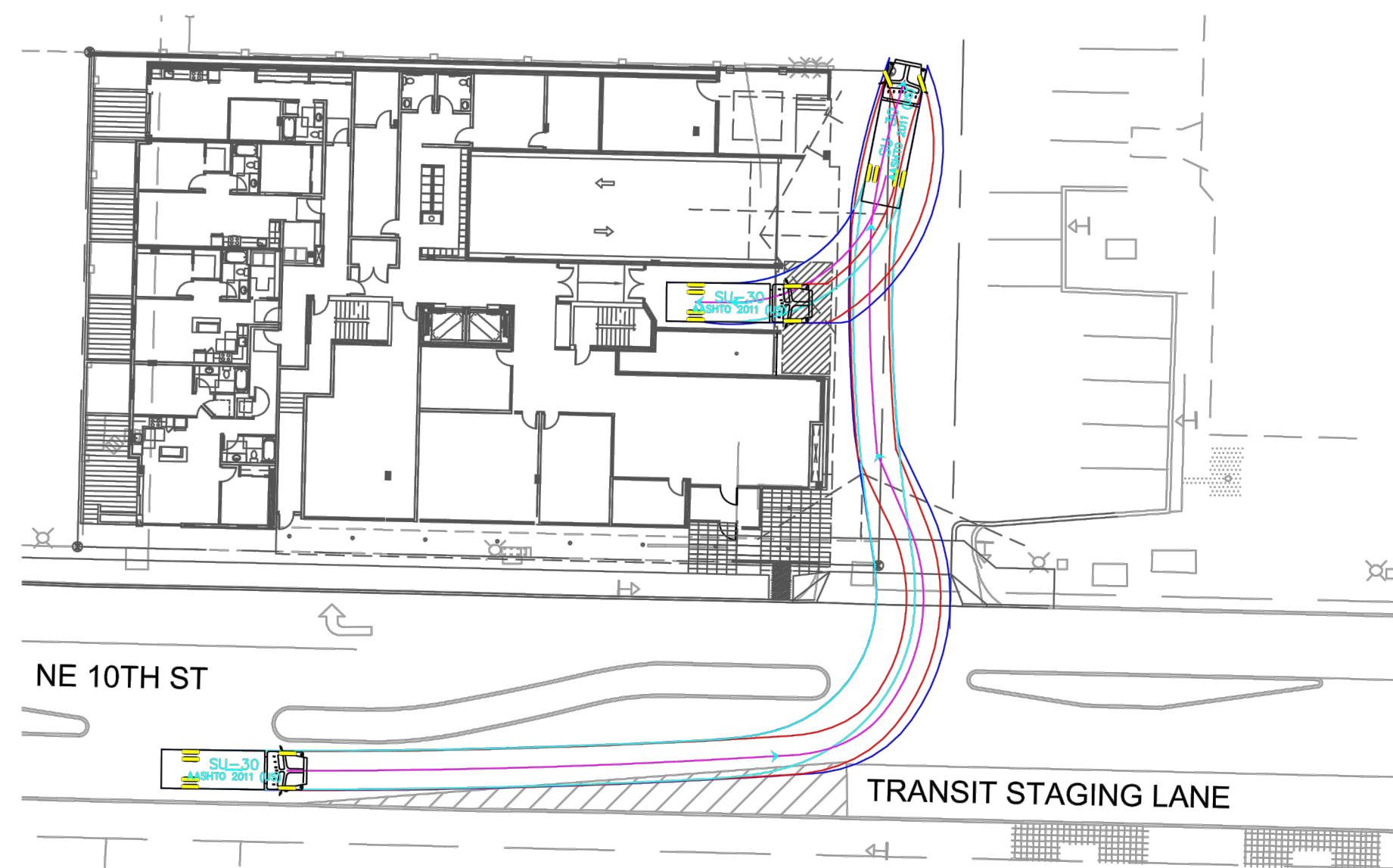
© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

PROJECT MANAGER JX

DATE 8/31/17

DRAWN BY CS, JX

TRUCK  
AUTOTURN  
ANALYSIS  
G0.07

SU-30

feet

Width : 8.00

Track : 8.00

Lock to Lock Time : 6.0

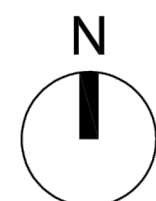
Steering Angle : 31.8

## LEGEND

— VEHICLE BODY ENVELOPE

— FRONT TIRE PATH

— REAR TIRE PATH

0 30  
SCALE IN FEET

TENW

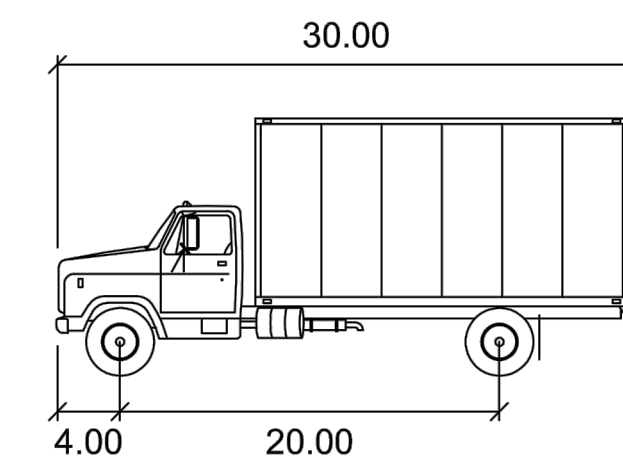
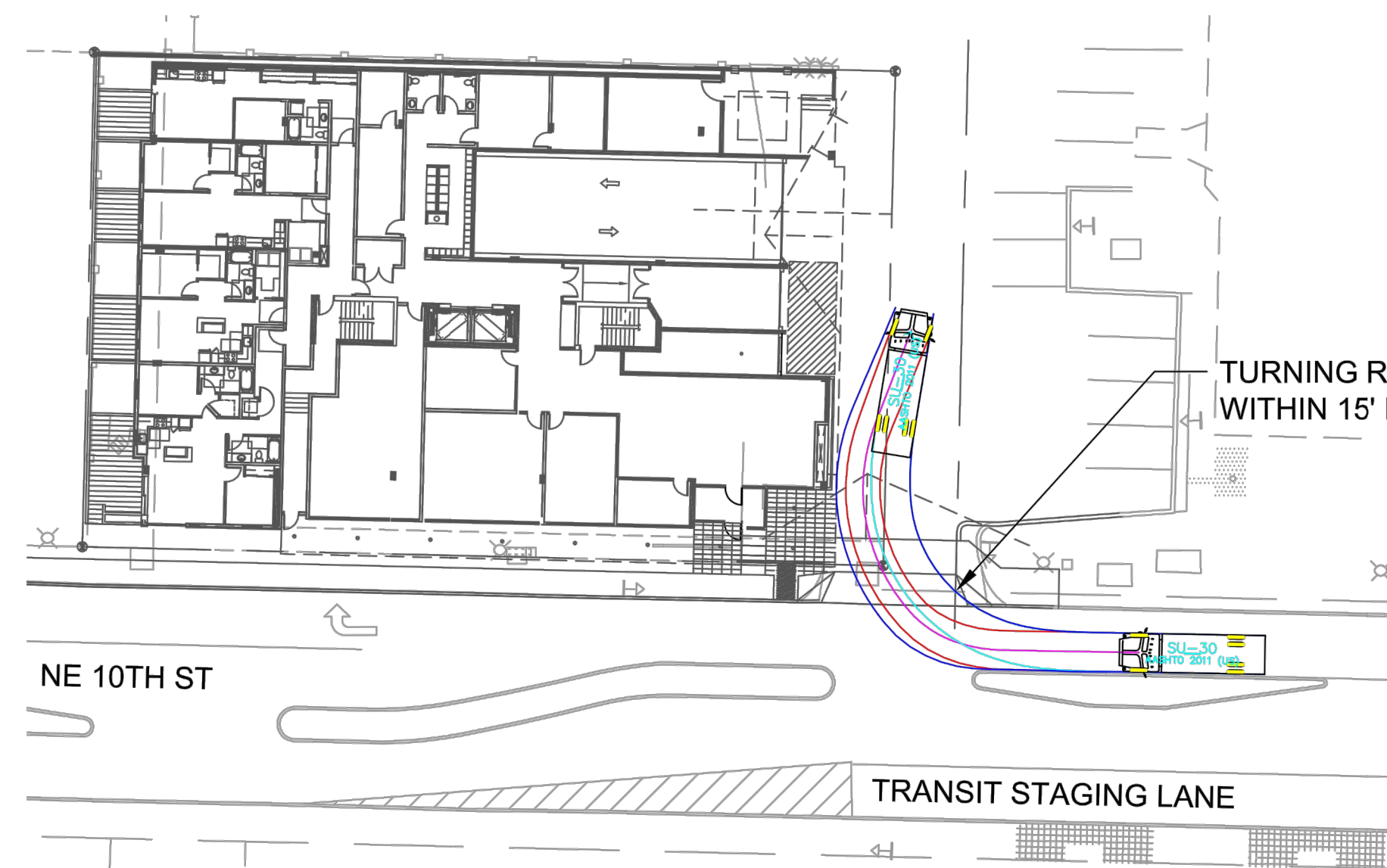
Transportation Engineering NorthWest  
11400 SE 8th Street, Suite 200, Bellevue, WA 98004 | Office (206) 889-4747  
Project Contact: Tanya Salazar  
Phone: 425-250-0860

10050 NE 10TH ST APARTMENTS

SHEET 1

TRUCK ENTERING ANALYSIS  
SU-30 DESIGN VEHICLE

OF 4



SU-30

feet

Width : 8.00

Track : 8.00

Lock to Lock Time : 6.0

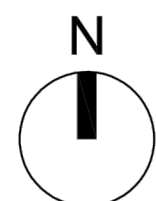
Steering Angle : 31.8

## LEGEND

— VEHICLE BODY ENVELOPE

— FRONT TIRE PATH

— REAR TIRE PATH

0 30  
SCALE IN FEET

TENW

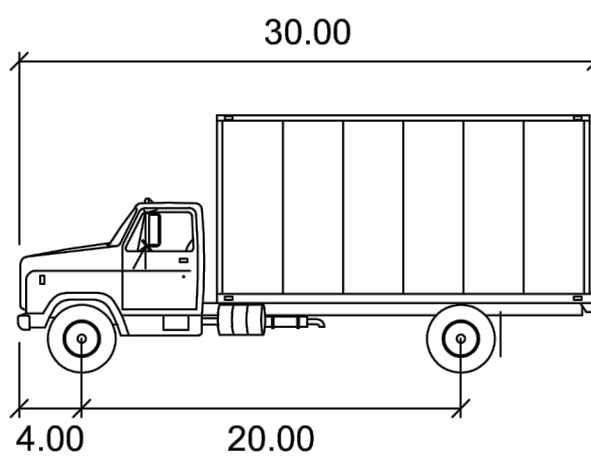
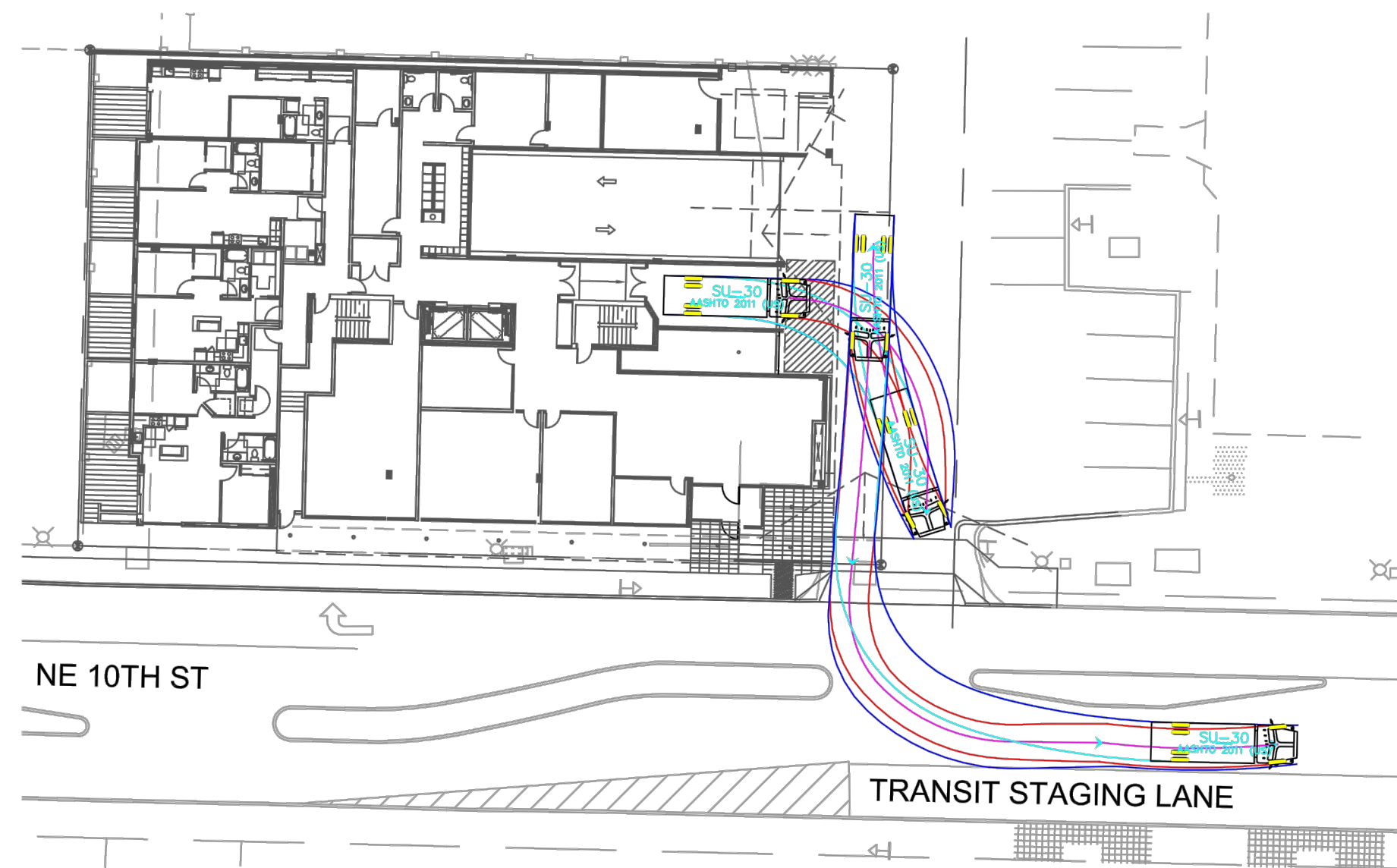
Transportation Engineering NorthWest  
11400 SE 8th Street, Suite 200, Bellevue, WA 98004 | Office (206) 889-4747  
Project Contact: Tanya Salazar  
Phone: 425-250-0860

10050 NE 10TH ST APARTMENTS

SHEET 2

TRUCK ENTERING ANALYSIS  
SU-30 DESIGN VEHICLE

OF 4



SU-30

feet

Width : 8.00

Track : 8.00

Lock to Lock Time : 6.0

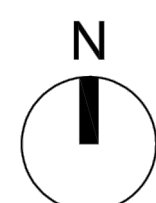
Steering Angle : 31.8

## LEGEND

— VEHICLE BODY ENVELOPE

— FRONT TIRE PATH

— REAR TIRE PATH

0 30  
SCALE IN FEET

TENW

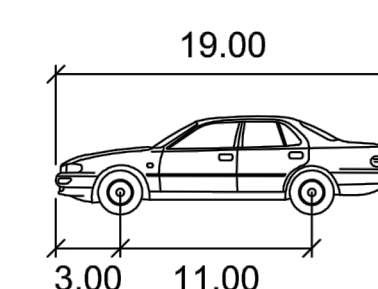
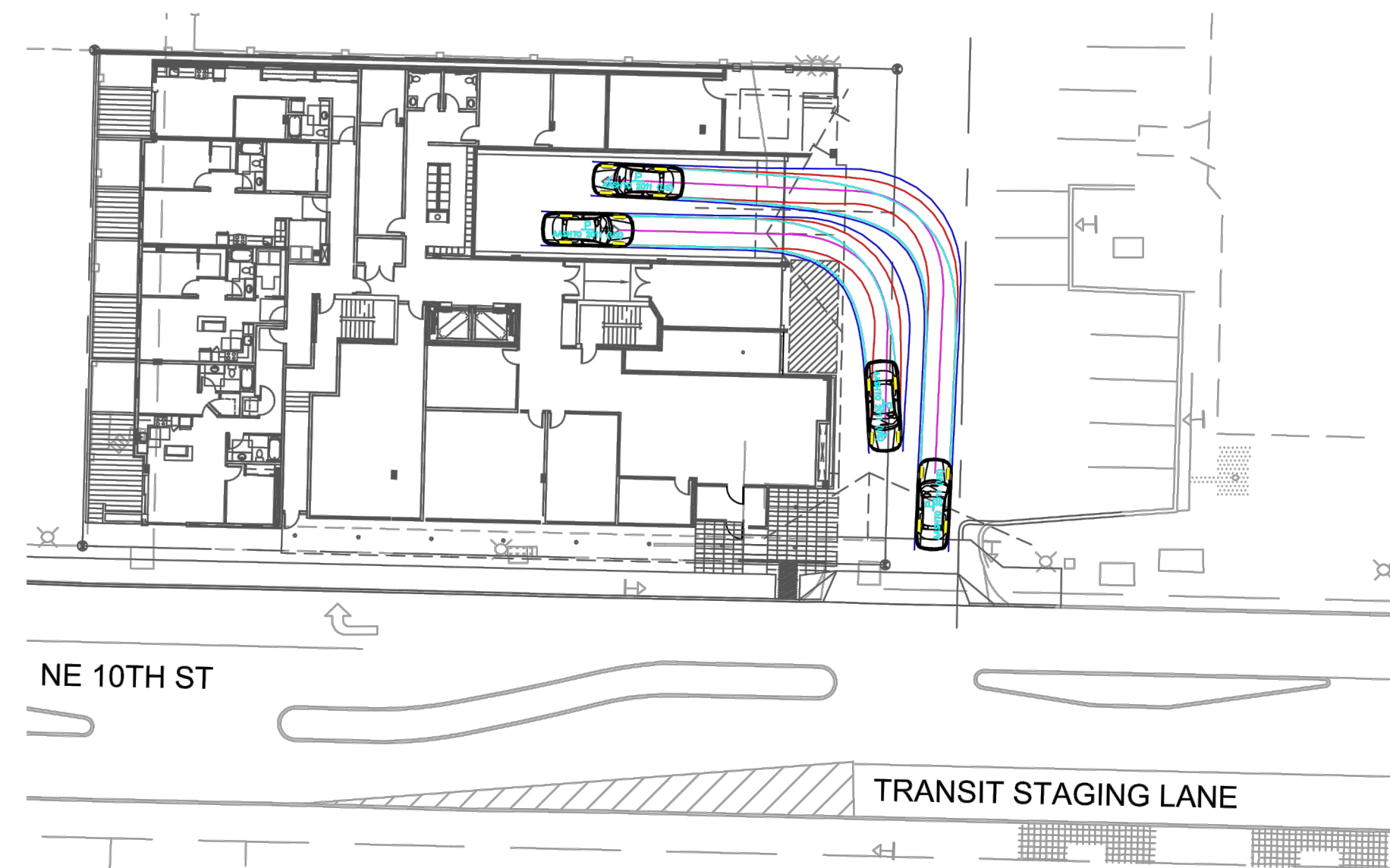
Transportation Engineering NorthWest  
11400 SE 8th Street, Suite 200, Bellevue, WA 98004 | Office (206) 889-4747  
Project Contact: Tanya Salazar  
Phone: 425-250-0860

10050 NE 10TH ST APARTMENTS

SHEET 3

TRUCK EXITING ANALYSIS  
SU-30 DESIGN VEHICLE

OF 4



P

feet

Width : 7.00

Track : 6.00

Lock to Lock Time : 6.0

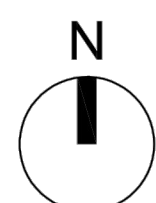
Steering Angle : 31.6

## LEGEND

— VEHICLE BODY ENVELOPE

— FRONT TIRE PATH

— REAR TIRE PATH

0 30  
SCALE IN FEET

TENW

Transportation Engineering NorthWest  
11400 SE 8th Street, Suite 200, Bellevue, WA 98004 | Office (206) 889-4747  
Project Contact: Tanya Salazar  
Phone: 425-250-0860

10050 NE 10TH ST APARTMENTS

SHEET 4

PASSENGER VEHICLE ANALYSIS  
P DESIGN VEHICLE

OF 4





PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

LINK

LINK DESIGN GROUP LLC

US 439 Kirkland Way,  
Kirkland, WA, 98033

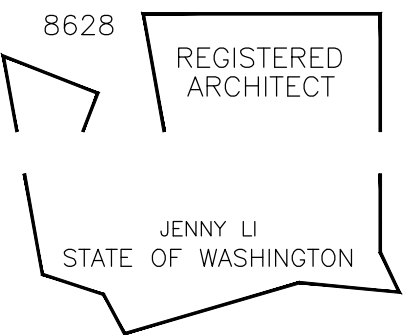
602 Pengjiang RD, E 461  
Shanghai, 200072

上海市静安区彭江路602号  
E座461室 邮编200072

CHINA

NOT FOR  
CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
\_\_\_\_\_, expiration date  
\_\_\_\_\_.



JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
12/22/17	△	DESIGN REVIEW REVISIONS
9/21/18	△	DESIGN REVIEW REVISIONS #2

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

PROJECT MANAGER JX

DATE 8/31/17

DRAWN BY CS, JX

EXTERIOR  
MATERIAL  
BOARD

G0.08





1 BIRD'S EYE PERSPECTIVE  
G0.09 NTS



2 SOUTHWEST CORNER VIEW  
G0.09 NTS



3 SOUTHEAST CORNER VIEW  
G0.09 NTS

PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

LINK

LINK DESIGN GROUP LLC

US 439 Kirkland Way,  
Kirkland, WA, 98033

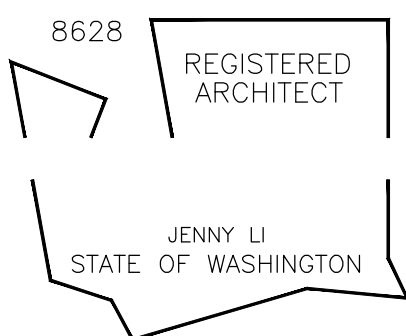
602 Pengjiang RD, E 461  
Shanghai, 200072

上海市静安区彭江路602号  
E座461室 邮编200072

CHINA

NOT FOR  
CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
\_\_\_\_\_, expiration date  
\_\_\_\_\_.



JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
12/22/17	1	DESIGN REVIEW REVISIONS
9/21/18	2	DESIGN REVIEW REVISIONS #2

© LINK Architecture. All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

PROJECT MANAGER JX

DATE 8/31/17

DRAWN BY CS, JX

EXTERIOR  
RENDERINGS

G0.09





1 LOBBY ENTRY  
G0.10 NTS



2 NORTH LANDSCAPE AREA  
G0.10 NTS

PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

LINK

LINK DESIGN GROUP LLC

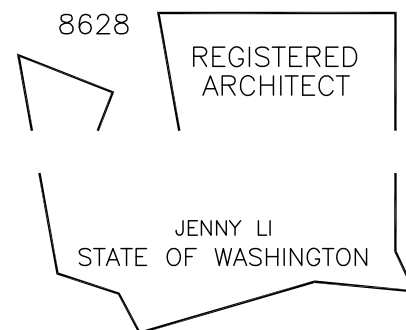
US 439 Kirkland Way,  
Kirkland, WA, 98033

602 Pengliang RD, E 461  
Shanghai, 200072

CHINA 上海市静安区彭江路602号  
E座461室 邮编200072

NOT FOR  
CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
\_\_\_\_\_, expiration date  
\_\_\_\_\_.



JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
12/22/17	△	DESIGN REVIEW REVISIONS

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

PROJECT MANAGER JX

DATE 8/31/17

DRAWN BY CS, JX

EXTERIOR  
RENDERINGS

G0.10



PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

LINK

LINK DESIGN GROUP LLC

US 439 Kirkland Way,  
Kirkland, WA, 98033  
602 Pengliang RD, E 461  
Shanghai, 200072  
上海市静安区彭江路602号  
E座461室 邮编200072

CHINA

NOT FOR  
CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
\_\_\_\_\_, expiration date  
\_\_\_\_\_.

8628 REGISTERED  
ARCHITECT  
JENNY LI  
STATE OF WASHINGTON

JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

PROJECT MANAGER JX

DATE 8/31/17

DRAWN BY CS, JX

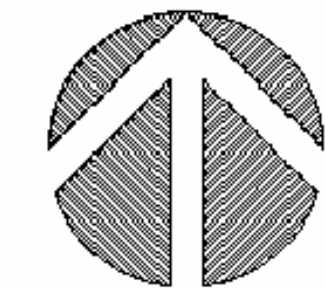
SURVEY

SRV1

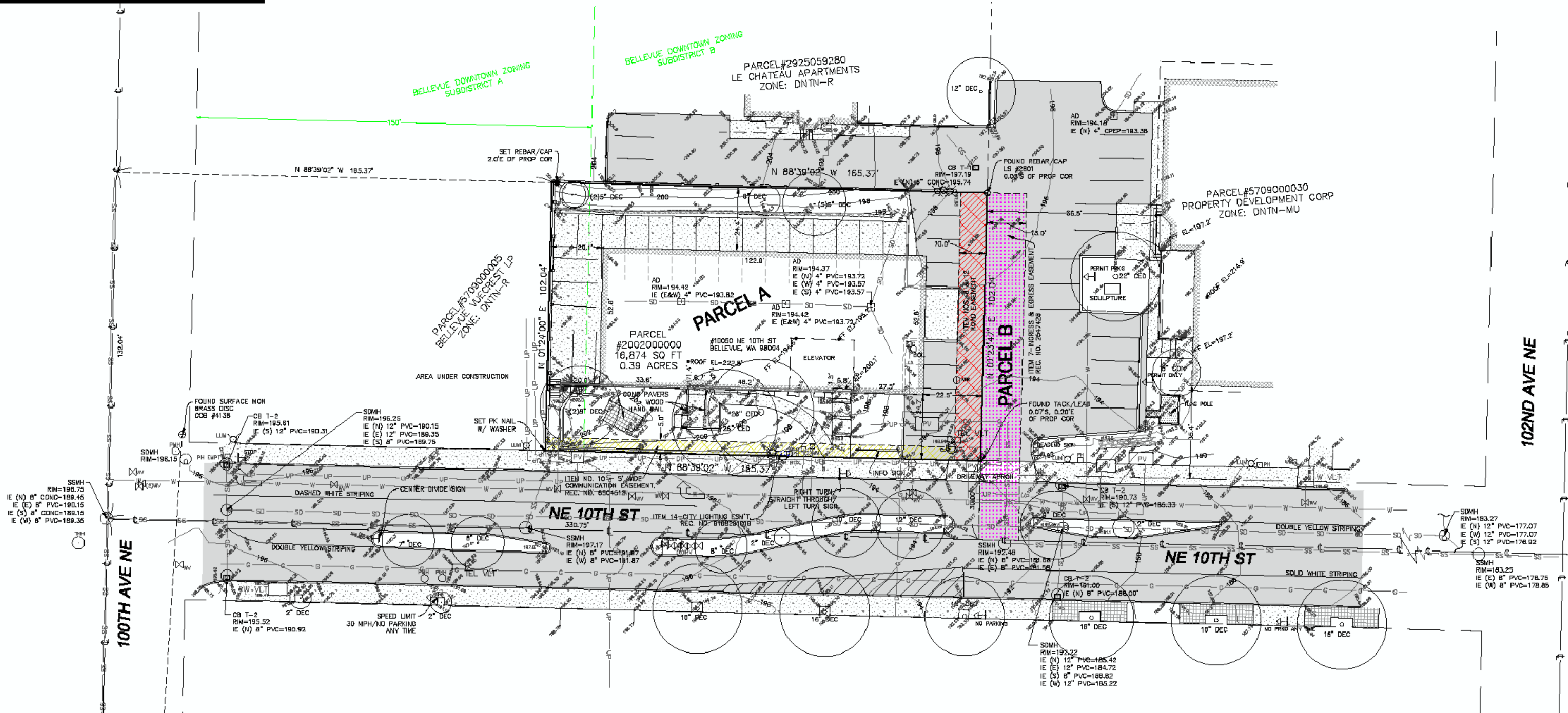
## ALTA/NSPS LAND TITLE SURVEY

LEGEND	
	BRASS DISC (FOUND)
	AREA DRAIN
	ASPHALT SURFACE
	BUILDING
	CENTERLINE ROW
	CLEANOUT
	CONCRETE PAVERS
	CONCRETE SURFACE
	CONCRETE WALL
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	FENCE LINE (CHAIN LINK)
	FENCE LINE (WOOD)
	FIBER OPTIC HAND HOLE
	FIRE HYDRANT
	GAS LINE
	GAS METER
	GRAVEL SURFACE
	IRRIG CONTROL VALVE
	LUMINAIRE
	RAIL AS NOTED
	MONUMENT IN CASE (FOUND)
	MONUMENT (SURFACE, FOUND)
	POWER HAND HOLE
	POWER METER
	POWER (OVERHEAD)
	POWER (UNDERGROUND)
	POWER POLE
	POWER POLE W/ LIGHT
	POWER SEPTIC
	POWER TRANSFORMER
	POWER VAULT
	PRIVATE INLET
	REBAR AS NOTED (FOUND)
	REBAR & CAP (SET)
	ROCKERY
	RUBBER SQUARES
	SEWER LINE
	SEWER MAINTENANCE
	SIGN (AS NOTED)
	STORM DRAIN MH
	STORM CATCH BASIN
	STORM DRAIN LINE
	SIZE TYPE
	TREE (AS NOTED)
	WATER LINE
	WATER METER
	WATER VALVE
	YARD LIGHT

- ITEM NO. 7 - INGRESS & EGRESS EASEMENT  
REC. NO. 2947428
- ITEM NO. 8 - ROAD EASEMENT  
REC. NO. 2920735
- ITEM NO. 10 - COMMUNICATION EASEMENT,  
REC. NO. 6504912
- ITEM NO. 14 - CITY LIGHTING EASEMENT,  
REC. NO. 9706291019



1" = 20 FT.  
1" INCH = 20 FT.



ALTA/NSPS LAND TITLE SURVEY  
SW 1/4 OF SW 1/4 SEC 28, TWP 28 N, R9E 05 E, W1A  
TAX PARCEL NO. 300000000

DENTAL ARTS CENTER  
10050 NE 10TH ST  
BELLEVUE, WA 98004



Terrane  
10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4488 support@terrane.net  
www.terrane.net

JOB NUMBER:	170338
DATE:	03/14/17
DRAFTED BY:	TSC
CHECKED BY:	EJAKRAM
SCALE:	1"= 20'
REVISION HISTORY	
03/15/17 SUBMITTAL LINE	
SHEET NUMBER	2 OF 2

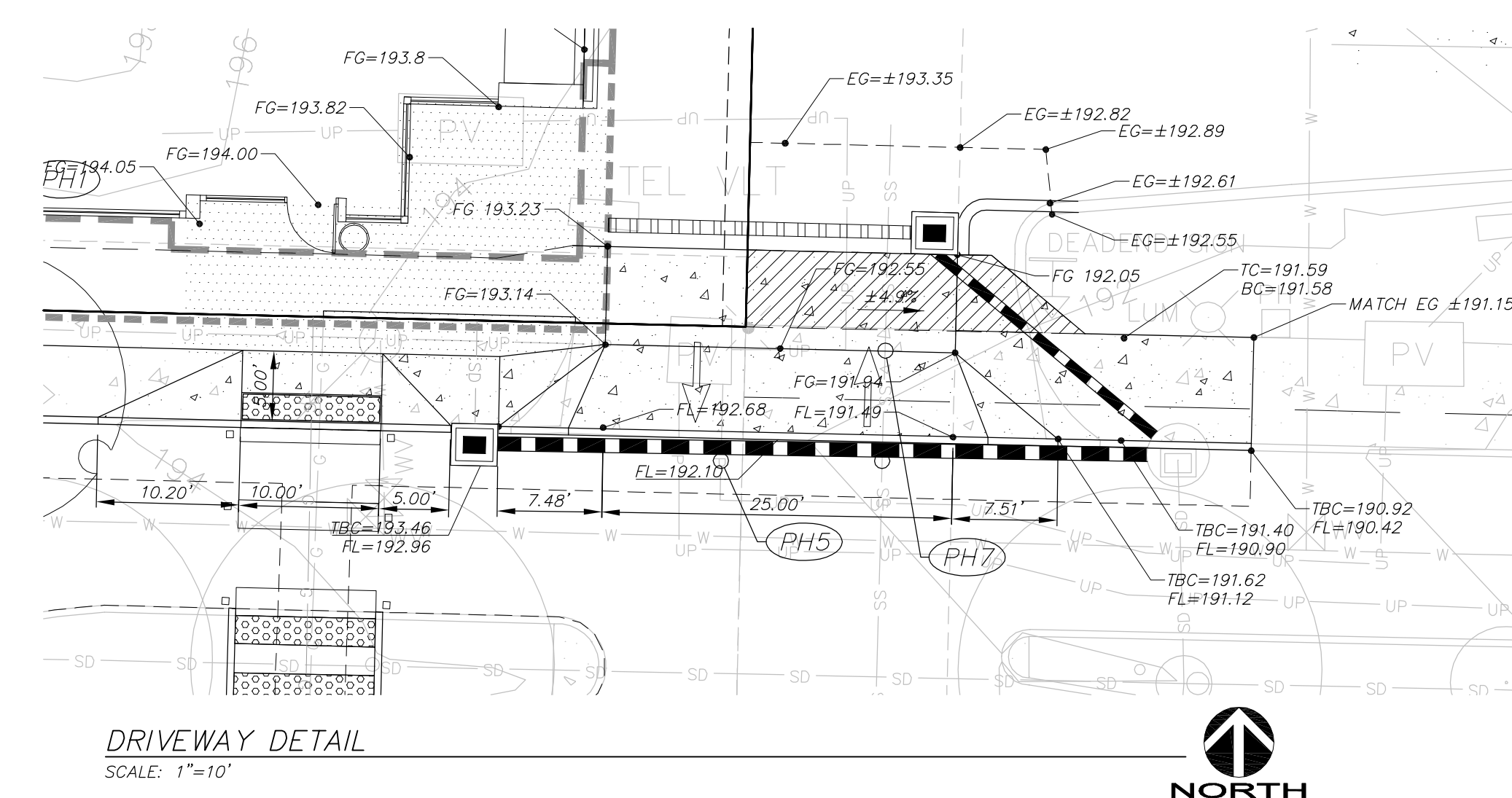
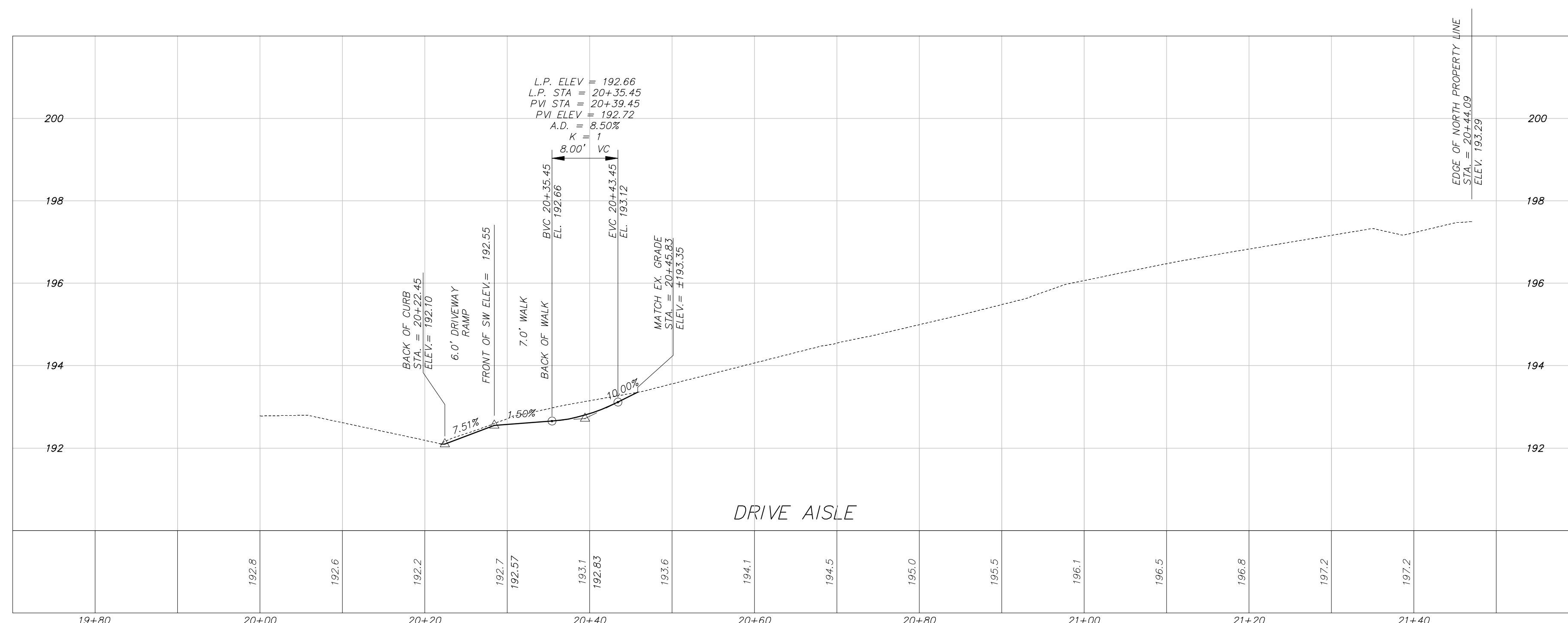
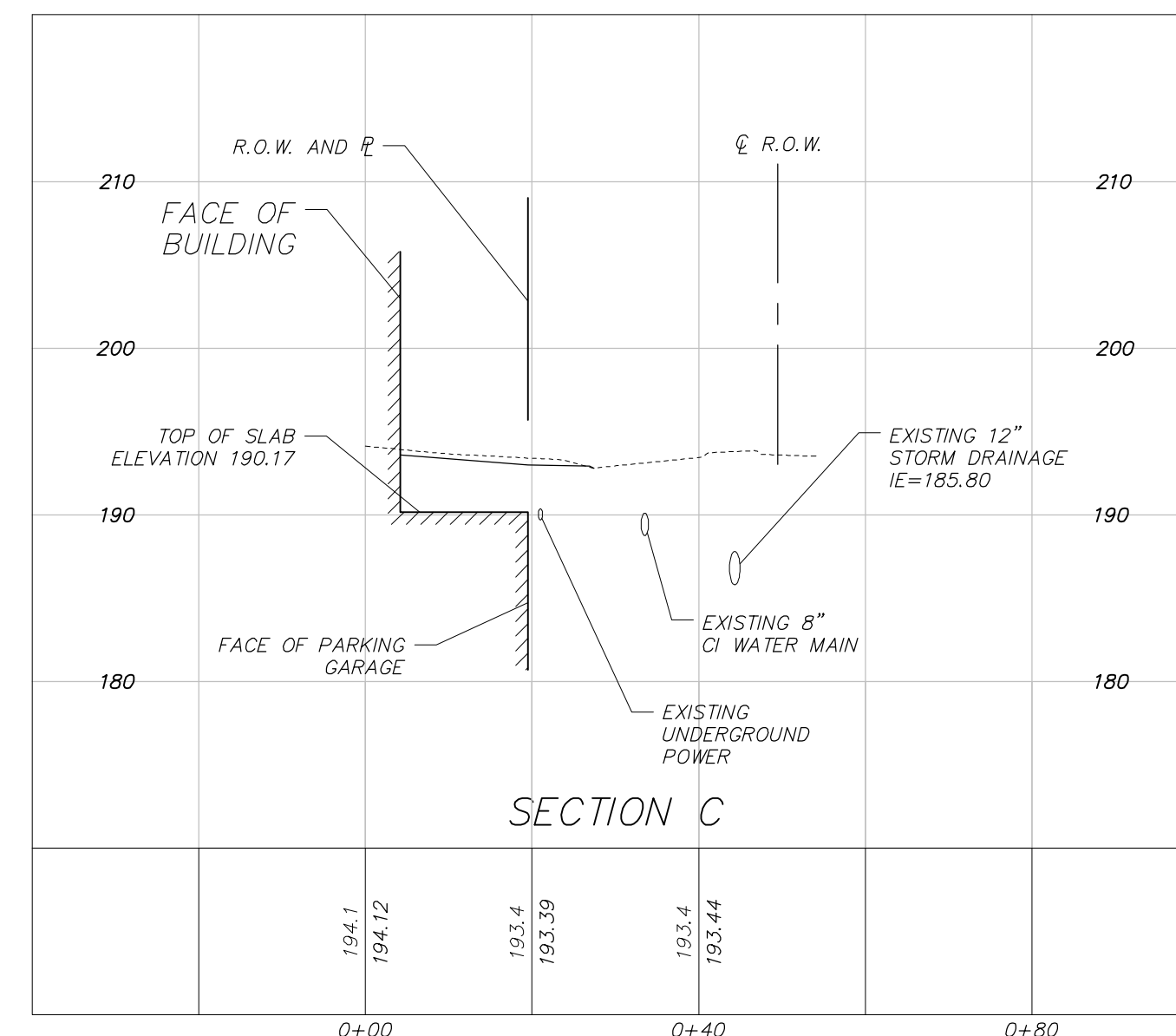
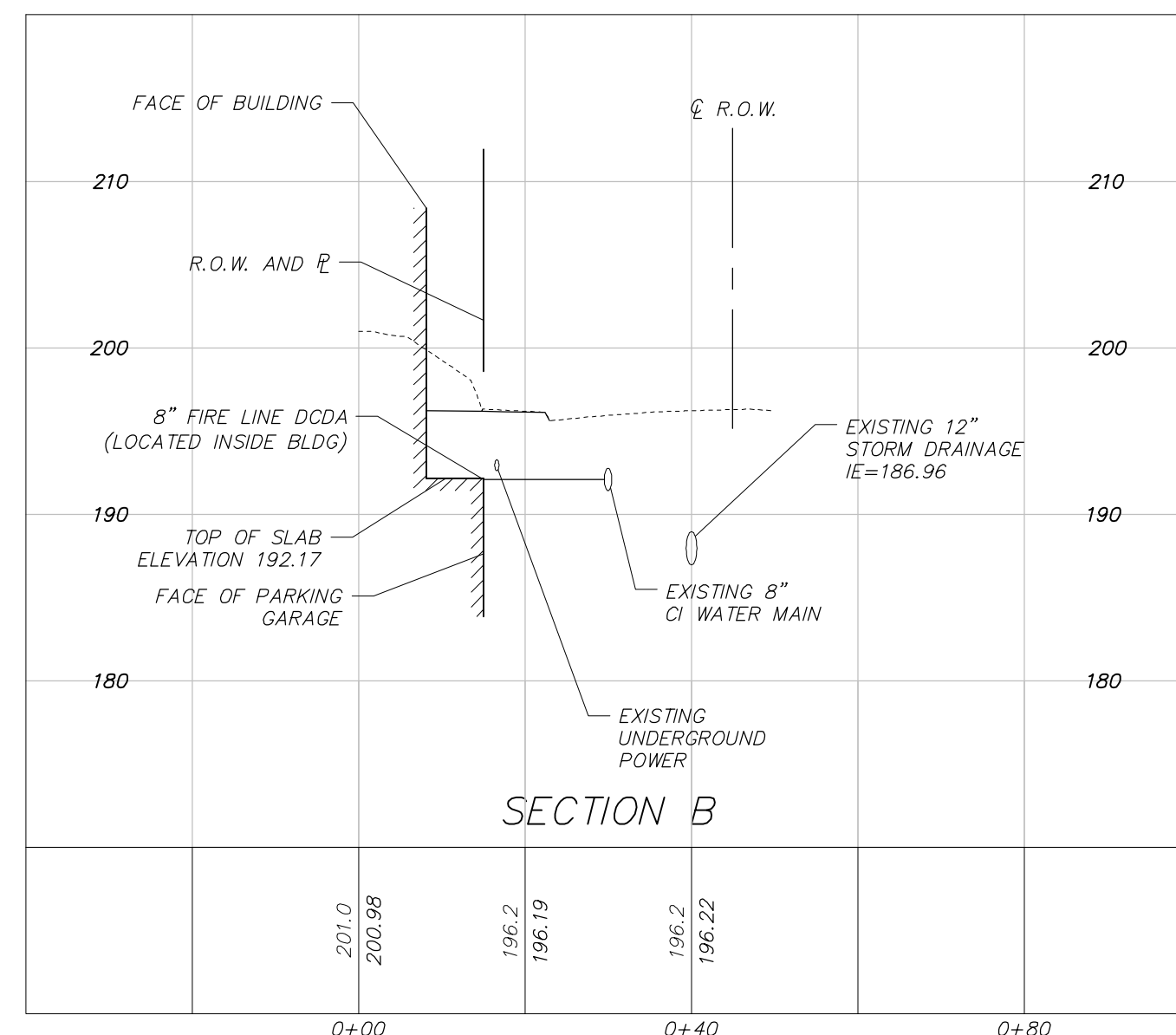
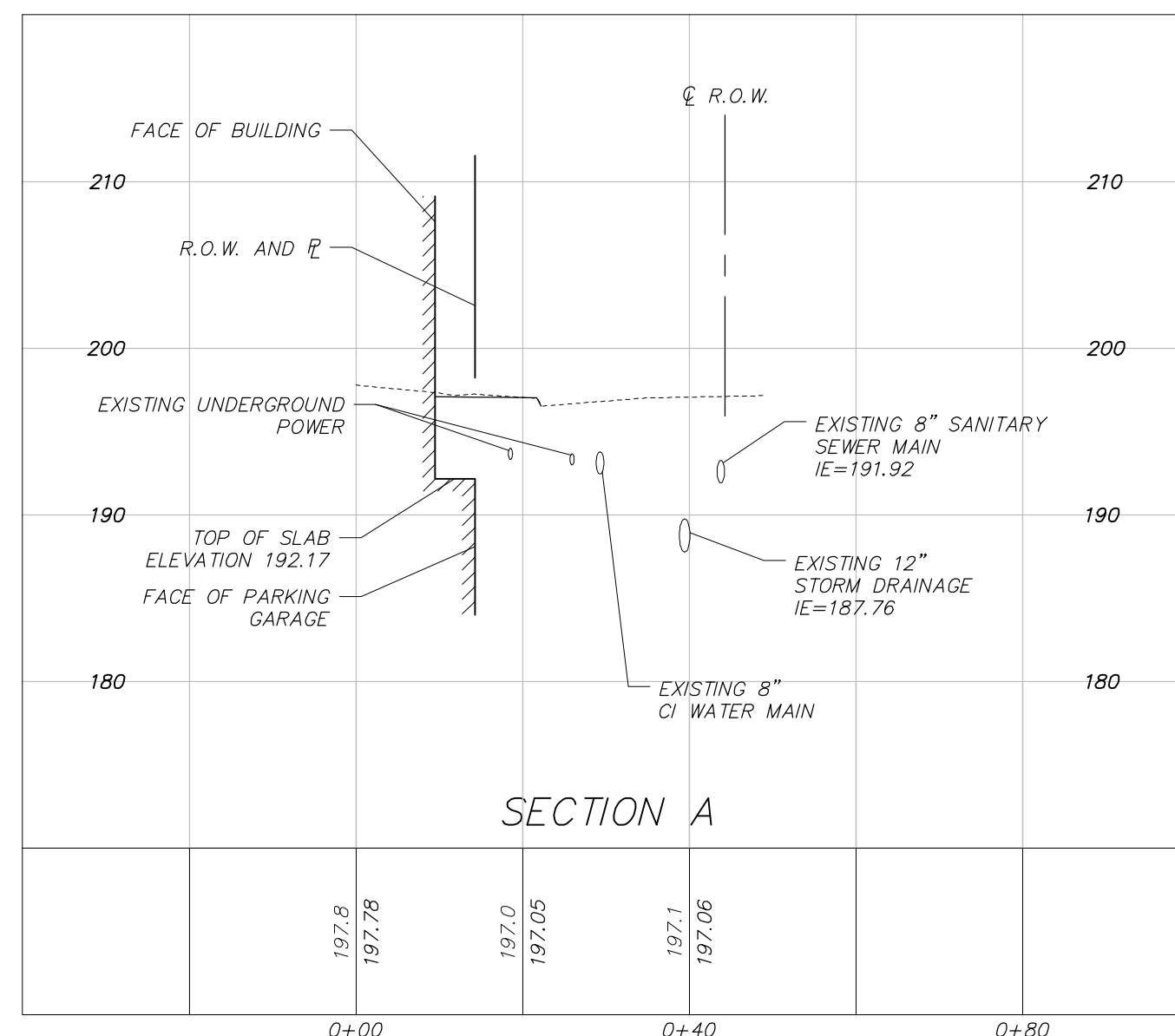
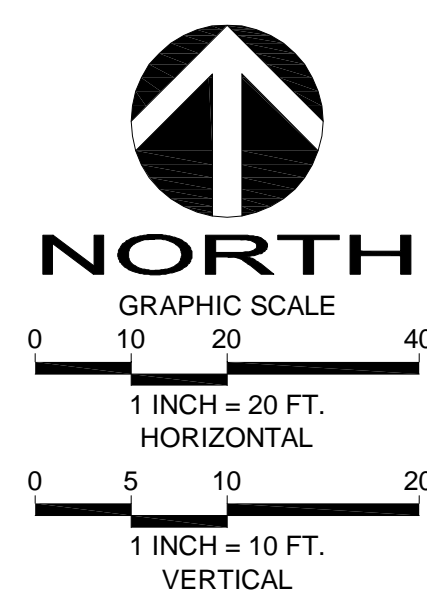
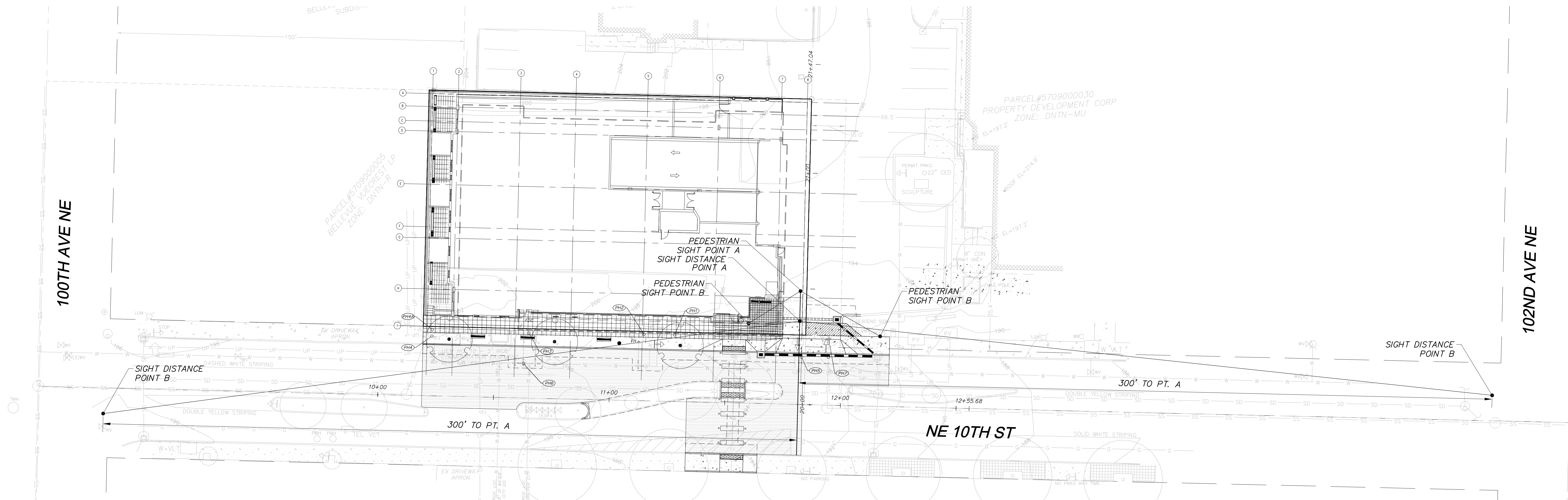












## DESIGN REVIEW PHASE

DATE	NUMBER	DESCRIPTION
12.13.17	1	DRC REV. REQ. #1
09.21.18	2	DRC REV. REQ. #2
11.21.18	3	DRC REV. REQ. #3
12.27.18	4	DRC REV. REQ. #4

© LINK Architecture: All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from LINK Architecture.

PROJECT NUMBER	1704
----------------	------

PROJECT ENGINEER	WJ
------------------	----

DATE	8/23/1
------	--------

DRAWN BY CWA/DLM

# PRELIMINARY ROAD PLAN AND SECTIONS

RD2 OF 2

NO REVISIONS THIS SHEET  $\triangle 4$

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

**LINK**  
LINK DESIGN GROUP LLC

US 439 Kirkland Way,  
Kirkland, WA, 98033CHINA 上海市静安区彭江路802-  
E座461室 邮编200072

**D.R. STRONG**  
**CONSULTING ENGINEERS**

ENGINEERS PLANNERS SURVEYORS

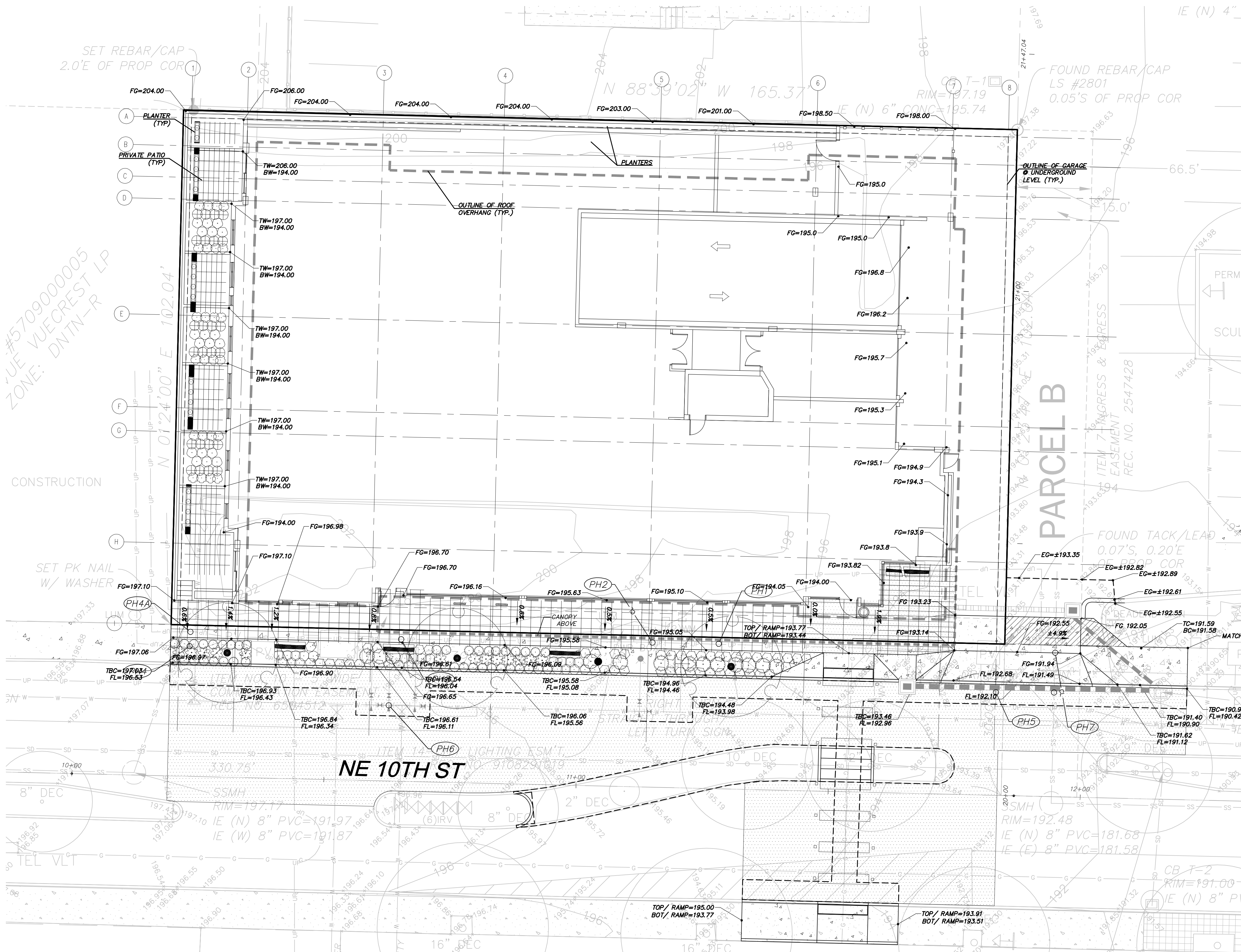
620 - 7th AVENUE KIRKLAND, WA 98033

O 425.827.3063 F 425.827.2423



12-27-10





**EXISTING LEGEND:** (BY SURVEYOR)

- BRASS DISC (FOUND)
- AREA DRAIN
- ASPHALT SURFACE
- BOLLARD
- BUILDING
- CENTERLINE ROW
- CLEANOUT
- CONCRETE PAVERS
- CONCRETE SURFACE
- CONCRETE WALL
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- FIBER OPTIC HAND HOLE
- FIRE HYDRANT
- GAS LINE
- GAS METER
- GRAVEL SURFACE
- IRRG CONTROL VALVE
- LUMINAIRE
- NAIL AS NOTED
- MONUMENT IN CASE (FOUND)
- MONUMENT (SURFACE, FOUND)
- POWER HAND HOLE
- POWER METER
- POWER (OVERHEAD)
- POWER (UNDERGROUND)
- POWER POLE
- POWER POLE W/ LIGHT
- POWER SENTRY
- POWER TRANSFORMER
- POWER VAULT
- PRIVATE INLET
- REBAR AS NOTED (FOUND)
- REBAR & CAP (SET)
- ROCKERY
- RUBBER SQUARES
- SEWER LINE
- SEWER MAINTENANCE
- SIGN (AS NOTED)
- STORM DRAIN MH
- STORM CATCH BASIN
- STORM DRAIN LINE
- TREE (AS NOTED)
- WATER LINE
- WATER METER
- YARD LIGHT

**PROJECT CONTACTS:**

**APPLICANT:** LINK DESIGN GROUP, LLC  
439 KIRKLAND WAY  
KIRKLAND, WA 98033  
(425) 298-0080  
CONTACT: SCOTT DOUGLAS  
SCOTT.D@LINKDESIGNGROUP.COM

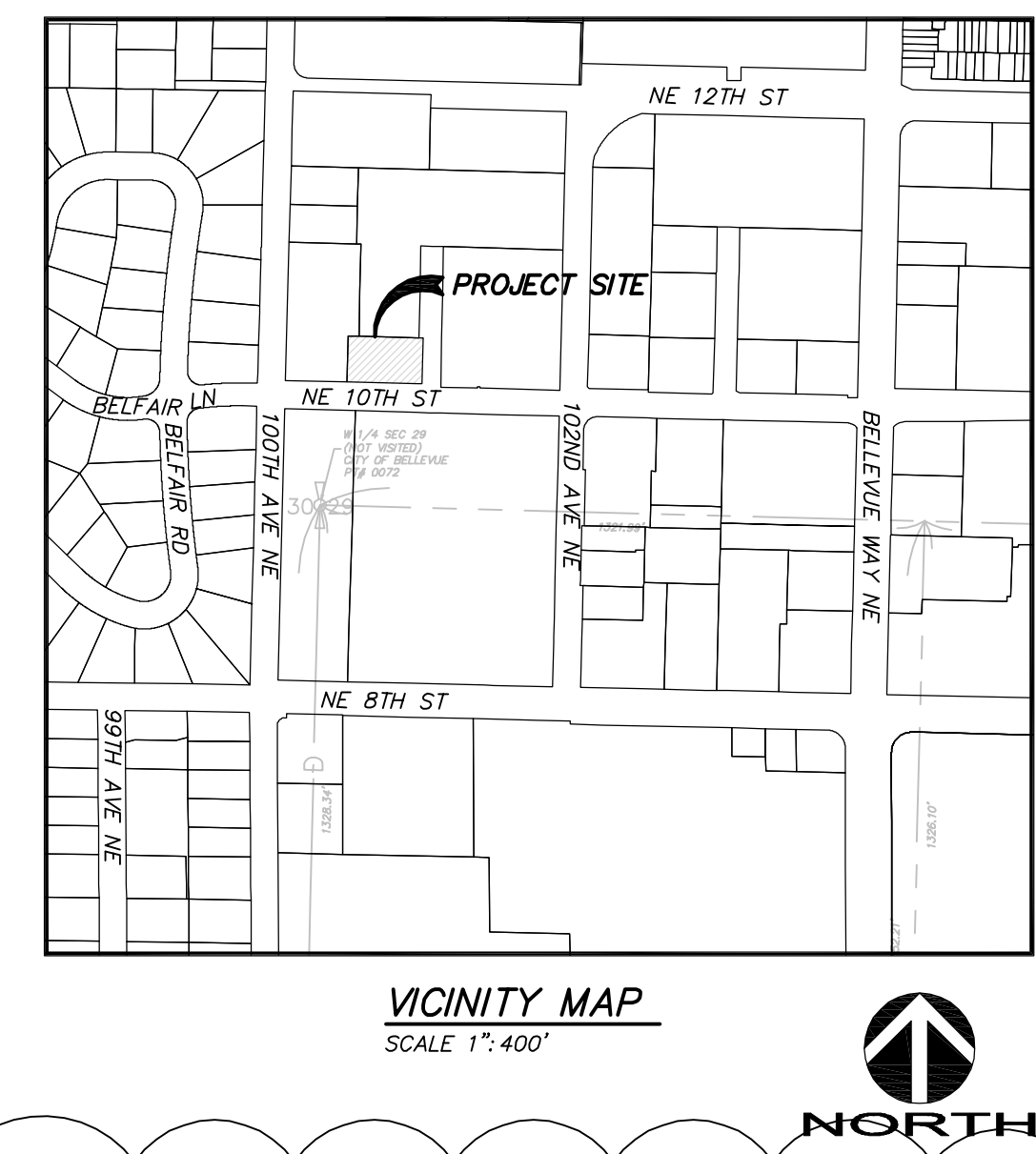
**ENGINEER:** D.R. STRONG CONSULTING ENGINEERS, INC.  
670 7TH AVE. NE  
KIRKLAND, WA 98033  
(425) 827-8083  
CONTACT: WALTER J. SHOSTAK, P.E.  
WALT.SHOSTAK@DRSTRONG.COM

**SURVEYOR:** TERRANE  
10801 MAIN STREET, SUITE 102  
BELLEVUE, WA 98004

**BASIS OF BEARINGS:** (BY SURVEYOR)  
NAD83(2011) WASHINGTON NORTH ZONE PER CITY OF BELLEVUE  
SURVEY CONTROL NETWORK, THE CALC'D BEARING OF N 03°39'16" E BETWEEN  
FOUND MONUMENTS COB #0770 & COB #4138.

**VERTICAL DATUM:** (BY SURVEYOR)  
CITY OF BELLEVUE BM#27  
"X" IN TOP OF SOUTHEAST BOLT IN THE TRAFFIC SIGNAL POLE BASE AT  
NORTHWEST CORNER OF THE INTERSECTION OF NE 8TH STREET AND 100TH  
AVE. NE.  
ELEV=186.857

**LEGAL DESCRIPTION:** (BY SURVEYOR)  
PARCEL A:  
UNITS A, B AND C, OF DENTAL ARTS CENTER, A CONDOMINIUM RECORDED IN  
VOLUME 64 OF CONDOMINIUMS, PAGES 40 THROUGH 43, INCLUSIVE,  
ACCORDING TO THE DECLARATION THEREOF,  
RECORDED UNDER KING COUNTY RECORDING NO. 8306020825, AND ANY  
AMENDMENTS THERETO.  
PARCEL B:  
AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 15 FEET OF THE  
SOUTH 132 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER  
OF THE SOUTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST,  
WM., IN KING COUNTY, WASHINGTON, AS ESTABLISHED BY KING COUNTY  
RECORDING NUMBER 2547428.  
ALL SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF  
WASHINGTON.



**SITE AND PROJECT DATA:**

PARCEL NO. 2002000000  
LAND USE ZONE DNTN-MU  
SITE AREA 16,874 S.F./ 0.387 AC.  
TOTAL IMPERVIOUS AREA 16,874 S.F./ 0.387 AC.  
TOTAL DISTURBED AREA 16,874 S.F./ 0.387 AC.

**UTILITY NOTE:**  
UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATION OF SURFACE FEATURES, PAINTED  
LOCATE MARKS, BY OTHERS, AND RECORD INFORMATION FROM THE CITY OF BELLEVUE  
WHICH DATA HAS PRECISION AND COMPLETENESS DISCLAIMERS. PRECISE LOCATION OF  
UNDERGROUND FACILITIES BY POT-HOLING OR OTHER PHYSICAL VERIFICATION OF THEIR  
LOCATION SHOULD BE UNDERTAKEN WHERE CONNECTIONS OR MODIFICATIONS TO EXISTING  
UNDERGROUND FACILITIES ARE PROPOSED.

**REVISION NOTE:**  
IF UTILITIES DESIGN CHANGES RESULT IN CHANGES TO THE CLEARING LIMITS SHOWN ON  
THESE PLANS, THE APPLICANT MUST SUBMIT A REVISION TO THE CLEARING AND GRADING  
PERMIT THAT INDICATES THE LOCATION OF THE NEW CLEARING LIMITS.

**UTILITY CONSTRUCTION CONTACTS:**  
ALL UTILITIES: ONE-CALL - 811  
CITY OF BELLEVUE  
301 116TH AVE SE 3230  
BELLEVUE, WASHINGTON 98004  
1-800-351-4123  
CONSTRUCTION SUPERVISOR  
(425) 452-6977

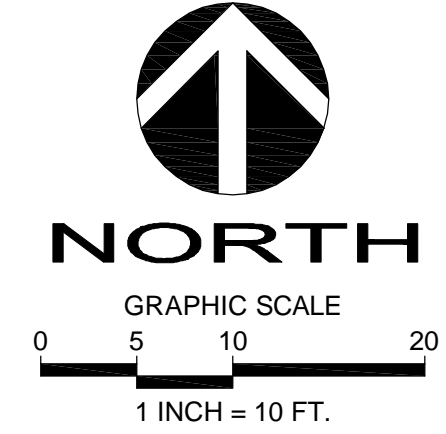
**POWER & GAS:**  
PUGET SOUND ENERGY  
600 116TH AVENUE NE  
BELLEVUE, WASHINGTON 98004  
1-800-351-4123  
CONSTRUCTION SUPERVISOR  
1-(877) 803-8414

**TELEPHONE/ INTERNET/ TV:**  
CENTURY LINK  
1-(877) 803-8414

**SHEET INDEX:**  
CST OF 1 CLEARING AND GRADING PLAN  
ER1 OF 3 T.E.S.C. AND CSWPPP  
ER2 OF 3 T.E.S.C. DETAILS

SITE VOLUME CALCULATIONS		
CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
±24,000	0	±24,000

ALL VOLUMES ARE APPROXIMATE AND ARE PROVIDED FOR PERMITTING  
PURPOSES AND REPRESENT FINISH GRADE TO EXISTING GRADE AS SHOWN.  
CONTRACTOR SHALL RELY ON HIS/HER OWN ESTIMATES FOR DETERMINING  
ACTUAL EARTHWORK QUANTITIES.  
THE VOLUMES DO NOT INCLUDE STRIPPING, STRUCTURAL EXCAVATION,  
EXPANSION/COMPACTION FACTOR OR ANY SOIL TYPE RESTRICTIONS.



DESIGN REVIEW PHASE

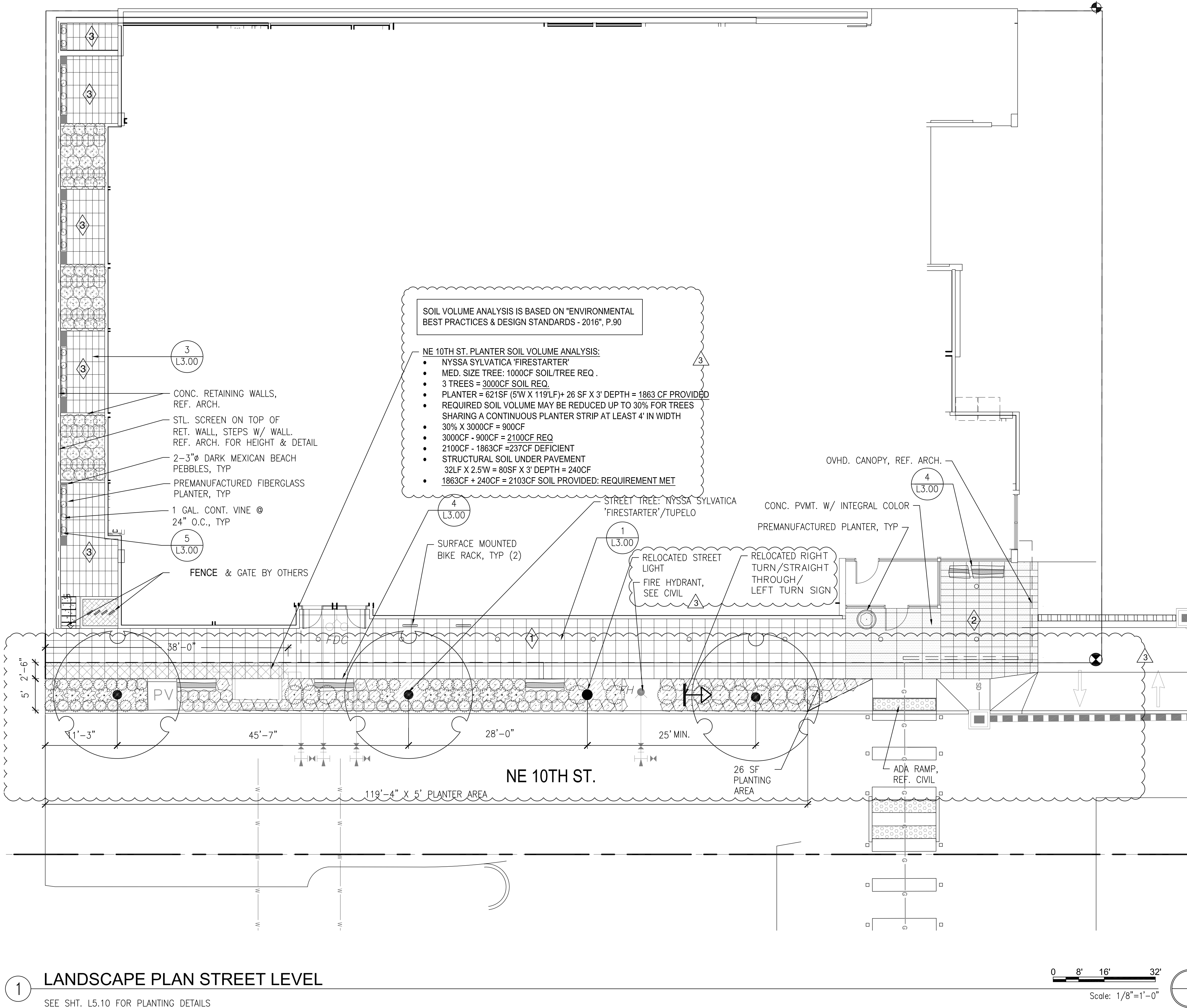
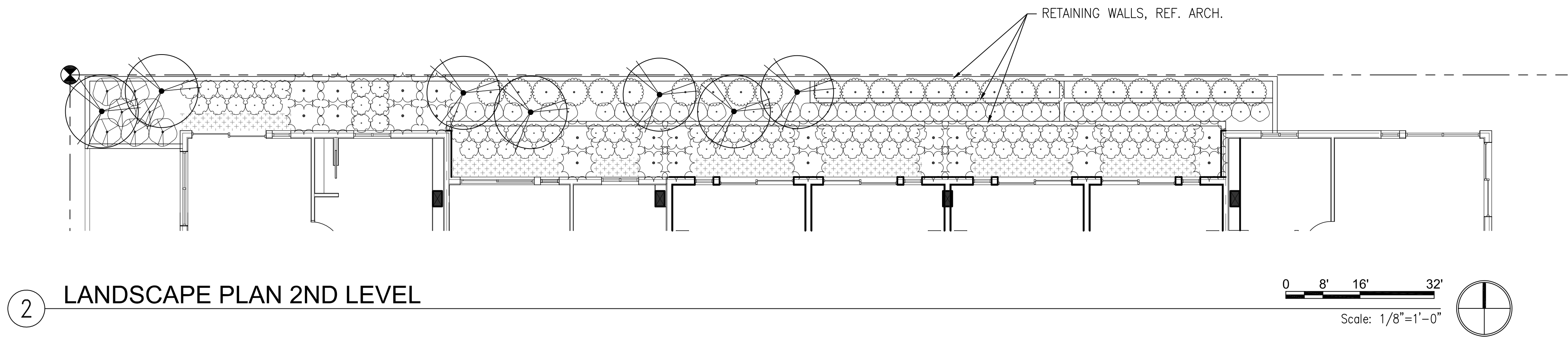
DATE	NUMBER	DESCRIPTION
12.13.17	1	DRC REV. REQ. #1
09.21.18	2	DRC REV. REQ. #2
11.21.18	3	DRC REV. REQ. #3
12.27.18	4	DRC REV. REQ. #4

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER	17048
PROJECT ENGINEER	WJS
DATE	8/23/17
DRAWN BY	CWA/DLR

PRELIMINARY  
CLEARING &  
GRADING PLAN  
CG1 OF 1





#### PLANT SCHEDULE STREET & 2ND

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	COND	REMARKS	REMARKS	QTY	
	AC	Acer circinatum / Vine Maple	8-10' ht.	B&B		Multi-trunk	7	
	NW	Nyssa sylvatica 'Firestarter' / Black Gum	2.5' Cal	B&B		Well branched	3	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	COND	REMARKS	REMARKS	QTY	
	AG	Aucuba japonica 'Mr. Goldstrike' / Mr. Goldstrike Aucuba	5 gal	Container			24	
	AH	Azalea x 'Hino Crimson' / Hino Crimson Azalea	2 gal	Container			24	
	BA	Berberis thunbergii 'Atropurpurea Nana' * / Dwarf Redleaf Japanese Barberry	2 gal	Container			41	
	BS	Blechnum spicant / Deer Fern	2 gal	Container			59	
	BW	Buxus microphylla japonica 'Winter Gem' * / Winter Gem Boxwood	5 gal	Container			23	
	IC	Ilex crenata 'Convexa' * / Convex-leaved Japanese Holly	5 gal	Container			53	
	NM	Nandina domestica 'Moon Bay' * / Heavenly Bamboo	5 gal	Container			13	
	PM	Polystichum munitum * / Western Sword Fern	5 gal	Container			7	
	SH	Sarcococca hookeriana humilis / Sweet Box	2 gal	Container			101	
	VD	Viburnum davidii * / David Viburnum	5 gal	Container			39	
VINES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	COND	REMARKS	REMARKS	QTY	
	PI	Parthenocissus inserta / Woodbine	1 gal	Container	24" O.C.		18	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	COND	REMARKS	REMARKS	SPACING	QTY
	FC	Fragaria chiloensis * / Beach Strawberry	4"pot				12" o.c.	362
	LC	Liriope spicata * / Creeping Lily Turf	1 gal	Container			12" o.c.	24
	PT	Pachysandra terminalis * / Japanese Spurge	4"pot				18" o.c.	166

#### PLANTING NOTES

- ALL PROPOSED PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- AT GRADE LANDSCAPING AREAS SHALL CONTAIN AT LEAST EIGHT INCHES OF TOPSOIL AT FINISH GRADE.
- ALL SHRUB/GROUNDCOVER AREAS TO RECEIVE MIN. 2" DEPTH BARK MULCH.

#### PAVING & SURFACE SCHEDULE

CODE	TYPE	COLOR	FINISH	SIZE
	CONC. PVMT.	NATURAL	LT. BROOM, SAWCUT JTS.	N/A
	CONC. PVMT. W/ INTEGRAL COLOR	CHARCOAL GRAY	LT. SANDBLAST, SAWCUT JTS.	N/A
	PRECAST CONC. PAVERS ON PEDESTALS	CHARCOAL GRAY	LT. SANDBLAST	1' X 2' X 2-1/2"
	MEXICAN BEACH PEBBLES	DARK GRAY	N/A	2-3"Ø

PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

**LINK**  
LINK DESIGN GROUP LLC

US 439 Kirkland Way,  
Kirkland, WA, 98033

602 Pengjiang RD, E 461  
Shanghai, 200072  
上海市静安区彭江路602号  
E座461室 邮编200072

CHINA

**GCH**  
planning & landscape architecture



DATE	NUMBER	DESCRIPTION
11/30/18		REVISION #3
9/21/18		REVISION #2
7/13/18		PERMIT SET
5/18/18		PRELIMINARY PRICING SET
12/22/17		DESIGN REVIEW COMMENTS
8/31/17		DESIGN REVIEW

© LINK Architecture: All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from LINK Architecture.

PROJECT NUMBER 17-108717

PROJECT MANAGER

DATE

DRAWN BY BB

**LANDSCAPE PLAN  
STREET LEVEL  
& 2ND LEVEL**

**L1.00**



BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

LINK

LINK DESIGN GROUP LLC

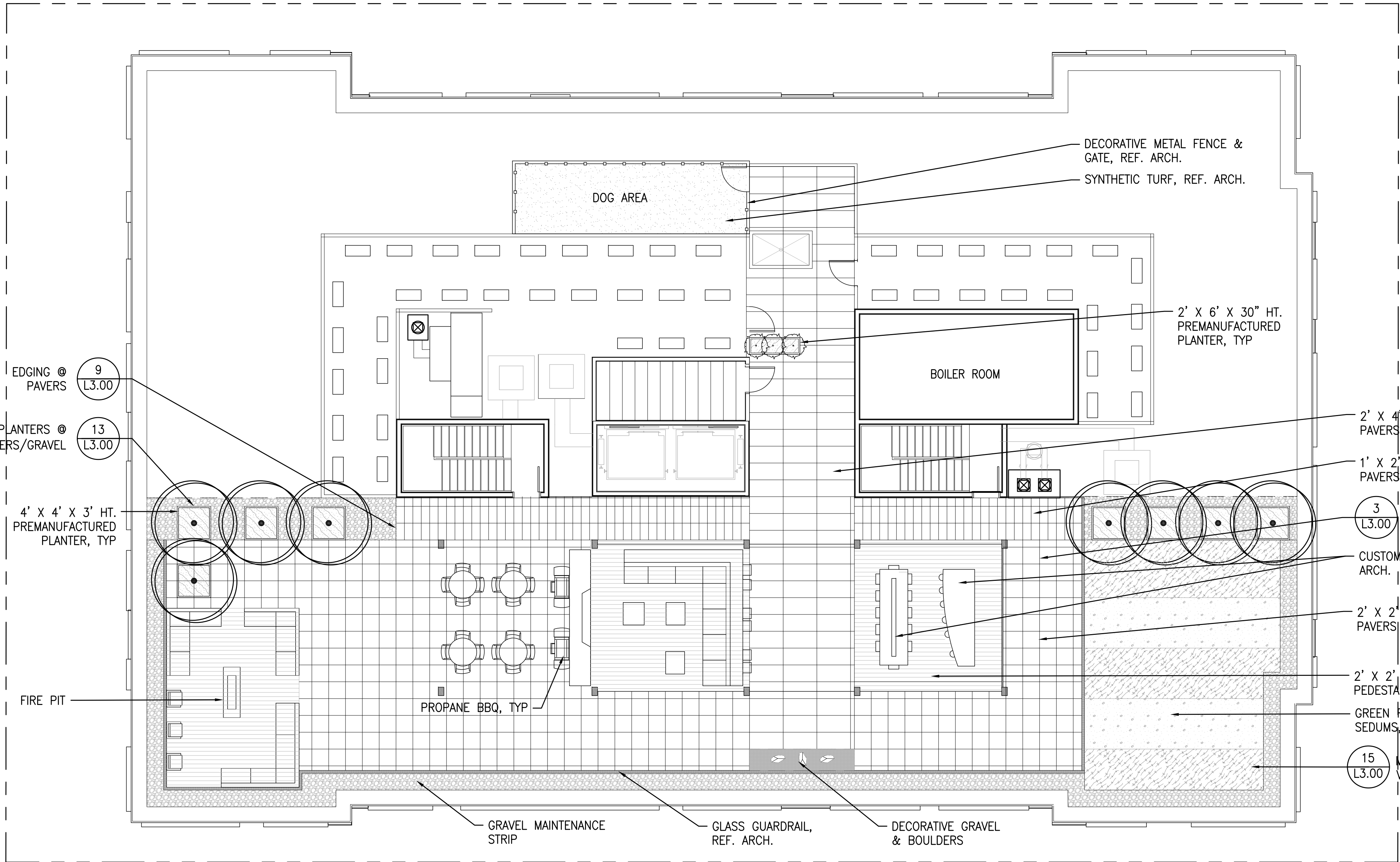
US

439 Kirkland Way,  
Kirkland, WA, 98033

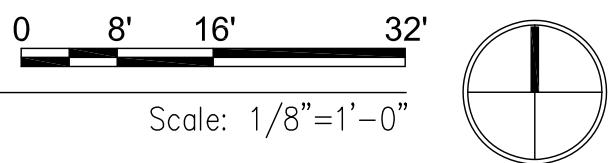
602 Pengjiang RD, E 461  
Shanghai, 200072

上海市静安区彭江路602号  
E座461室 邮编200072

CHINA



1 LANDSCAPE PLAN ROOF



MATERIALS & FINISHES - ROOF

**CONCRETE PAVERS**  
24"x24"x2" PRECAST CONC. PAVERS ON PEDESTALS  
24"x48"x2-1/2" PRECAST CONC. PAVERS ON PEDESTALS  
12"x24"x2" PRECAST CONC. PAVERS ON PEDESTALS  
FINISH: LT. SANDBLAST  
COLOR: TBD  
STEPSTONE, INC. 800-572-9029

**ROOF DECKING**  
24" x 24" IPE WOOD TILE-SMOOTH (ON PEDESTALS)  
W/ 6" PLANKS  
BISON INNOVATIVE PRODUCTS 800-333-4234

**GRAVEL MAINTENANCE STRIP**  
1-1/2" WASHED DRAIN ROCK

**DECORATIVE GRAVEL**  
2-3"Ø DARK MEXICAN BEACH PEBBLES

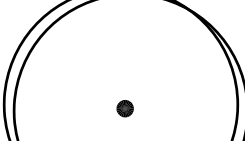




**PREMANUFACTURED PLANTERS**  
FIBERGLASS PLANTERS  
TOURNESOL SITEWORKS "WILSHIRE"  
COLOR: TBD  
TOURNESOL SITEWORKS 800-542-2282

48" X 48" X 36" HT.  
24" X 72" X 30" HT.

**GAS FIREPLACE**  
PALOFORM: "ROBATA"  
6' X 2' X 12.5"  
COLOR: CHARCOAL & STAINLESS, BLACK PEBBLE GLASS  
PROPANE  
888-823-8883

**GREEN ROOF TRAYS**  
COLUMBIA GREEN TECHNOLOGIES  
AVRS TRAYS W/ 5.25" LIGHTWEIGHT  
PLANTING SOIL  
ALUMINUM TRAY EDGING @ PERIMETER TRAYS  
503-683-9123  
SEDUM TILE PREVEGETATED MATS BY ETERA  
360-661-2767

PLANT SCHEDULE ROOF

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	COND	QTY	
	PP	Parrotia persica / Persian Parrotia	2" Cal	B&B	8	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	COND	QTY	
	PA	Phyllostachys aurea / Golden Bamboo	5 gal	Container	3	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	COND	SPACING	QTY
	OP	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	1 gal	Container	12" o.c.	122
	SA	Sedum w/ Slipa	-	Mats		400 sf
	GF	Sedums	-	Mats		263 sf

DATE	NUMBER	DESCRIPTION
9/21/18	2	REVISION #2
7/13/18		PERMIT SET
5/18/18		PRELIMINARY PRICING SET
12/22/17	1	DESIGN REVIEW COMMENTS
8/31/17		DESIGN REVIEW

© LINK Architecture: All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from LINK Architecture.

PROJECT NUMBER 17-108717

PROJECT MANAGER

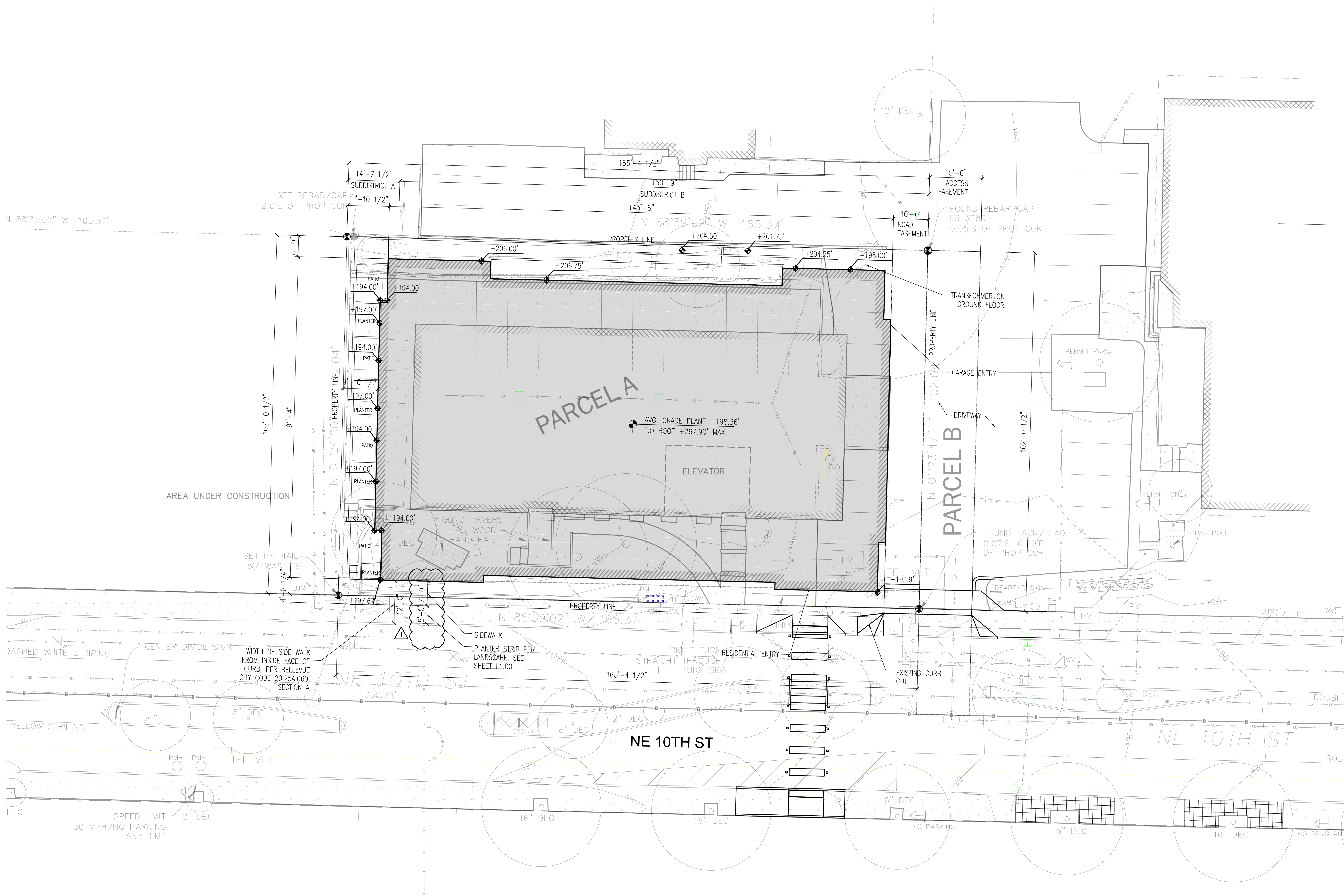
DATE

DRAWN BY BB

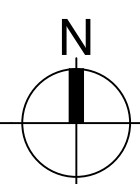
LANDSCAPE  
PLAN ROOF

L2.00





1 SITE PLAN  
A0.1 SCALE: 3/32" = 1'-0"



PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

LINK

LINK DESIGN GROUP LLC

US

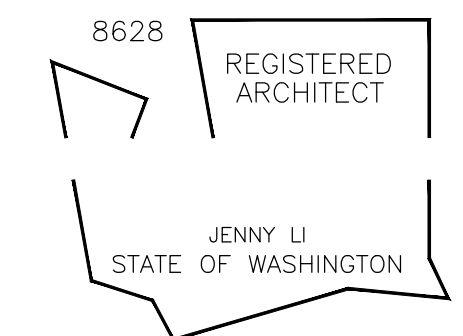
439 Kirkland Way,  
Kirkland, WA, 98033

602 Pengjiang RD, E 461  
Shanghai, 200072

上海市静安区彭江路602号  
E座461室 邮编200072

CHINA

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
\_\_\_\_\_, expiration date  
\_\_\_\_\_.



JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
9/21/18		DESIGN REVIEW REVISIONS #2

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

PROJECT MANAGER JX

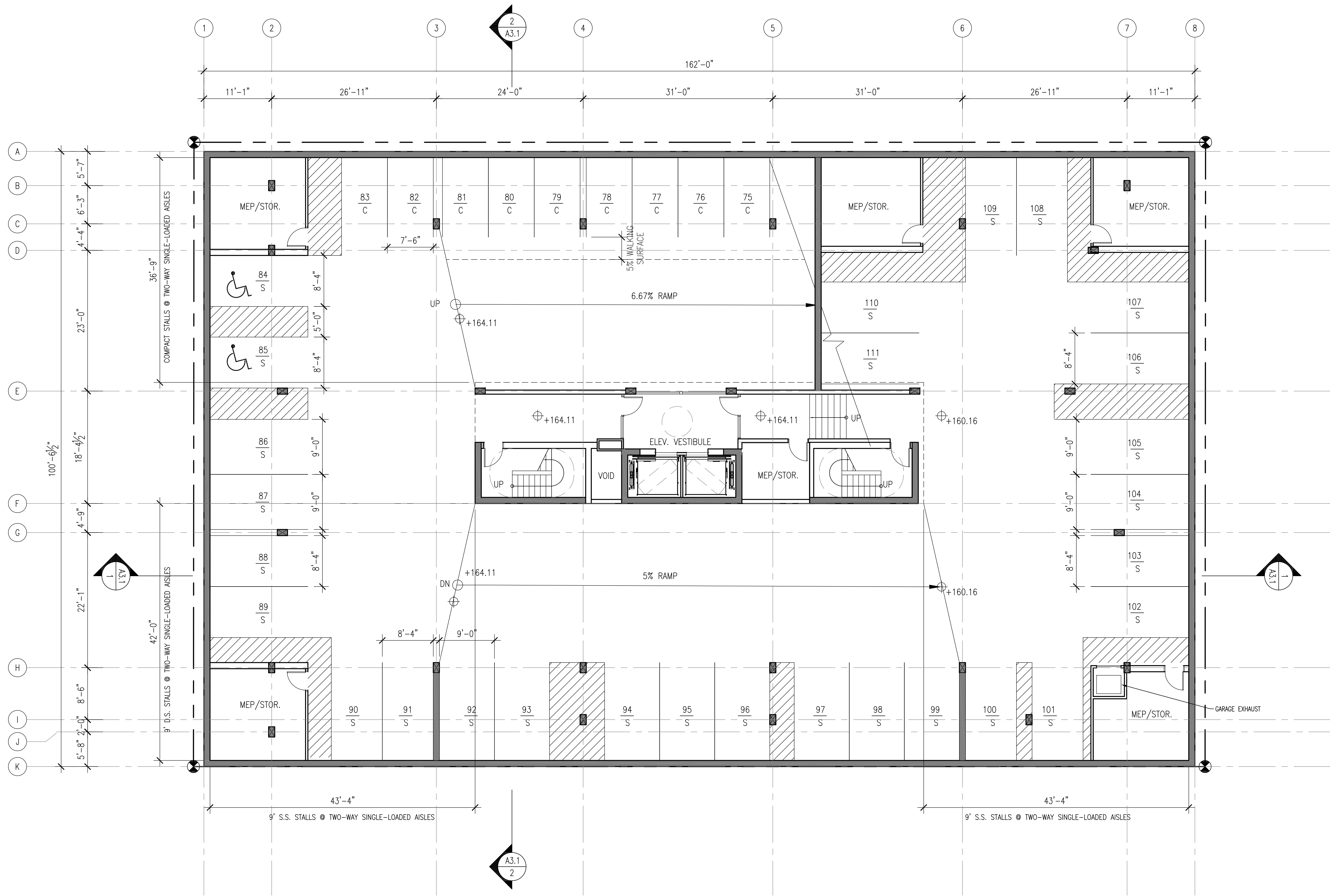
DATE 8/31/17

DRAWN BY CS, JX

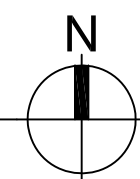
SITE PLAN

A0.1





1 PARKING LEVEL 3 FLOOR PLAN  
A1.P3 SCALE: 1/8" = 1'-0"



PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

LINK

LINK DESIGN GROUP LLC

US

439 Kirkland Way,  
Kirkland, WA, 98033

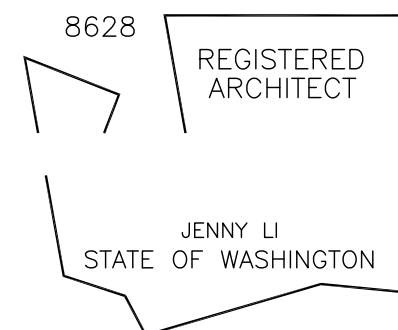
602 Pengjiang RD, E 461  
Shanghai, 200072

上海市静安区彭江路402号  
E座461室 邮编200072

CHINA

NOT FOR  
CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
, expiration date



JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
12/22/17	1	DESIGN REVIEW REVISIONS

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

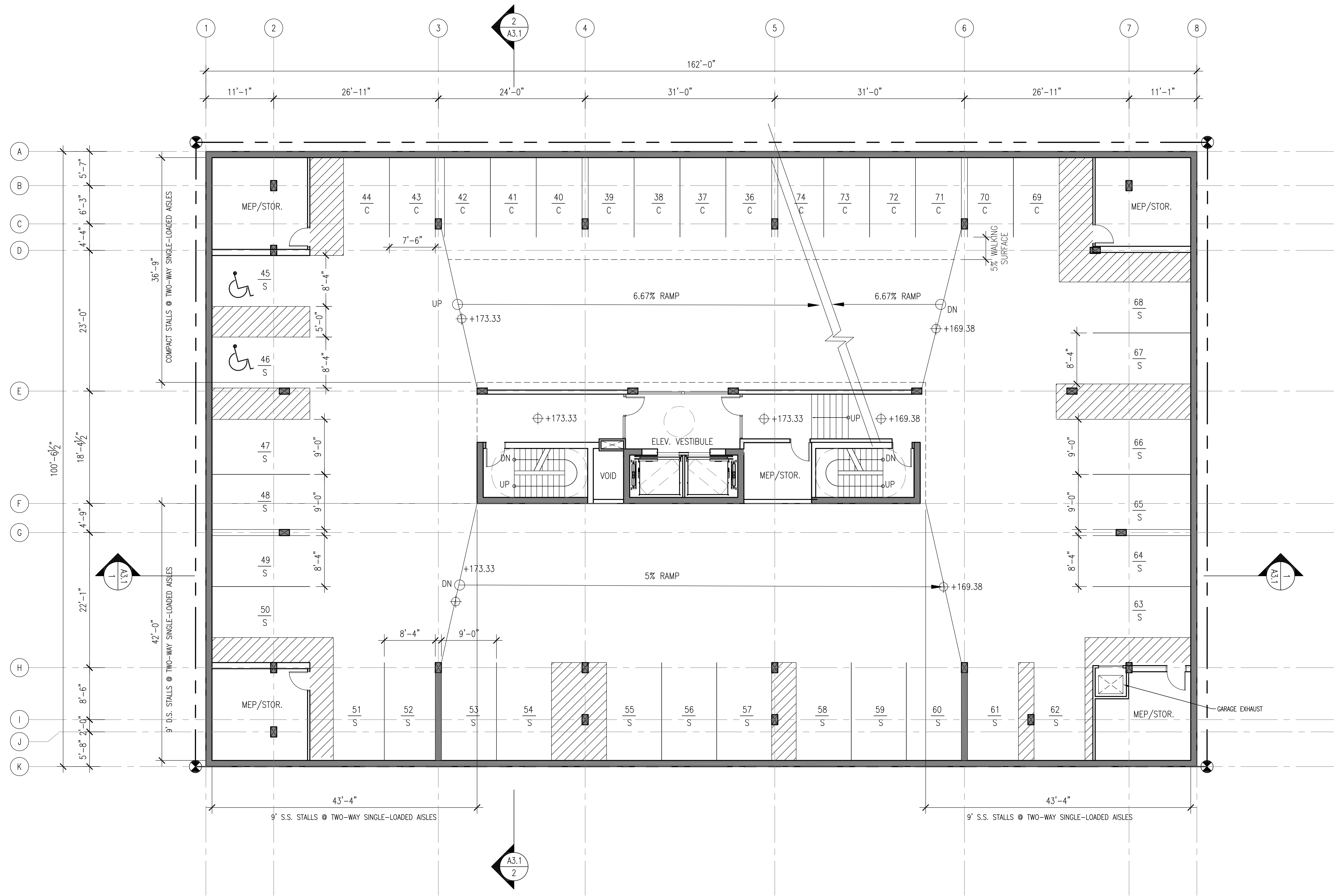
PROJECT MANAGER JX

DATE 8/31/17

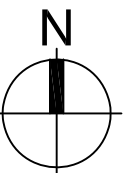
DRAWN BY CS, JX

PARKING  
LEVEL 3

A1.P3



1 PARKING LEVEL 2 FLOOR PLAN  
A1.P2 SCALE: 1/8" = 1'-0"



PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

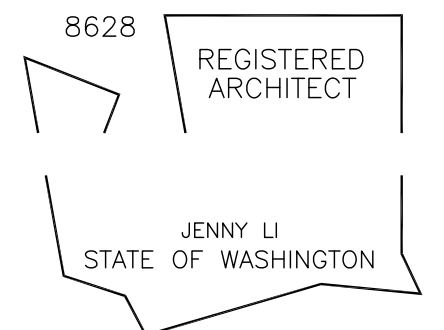
LINK

LINK DESIGN GROUP LLC

US 439 Kirkland Way,  
Kirkland, WA, 98033  
602 Pengjiang RD, E 461  
Shanghai, 200072  
上海市静安区彭江路462号  
E座461室 邮编200072  
CHINA

NOT FOR  
CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
, expiration date



JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
12/22/17	1	DESIGN REVIEW REVISIONS

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

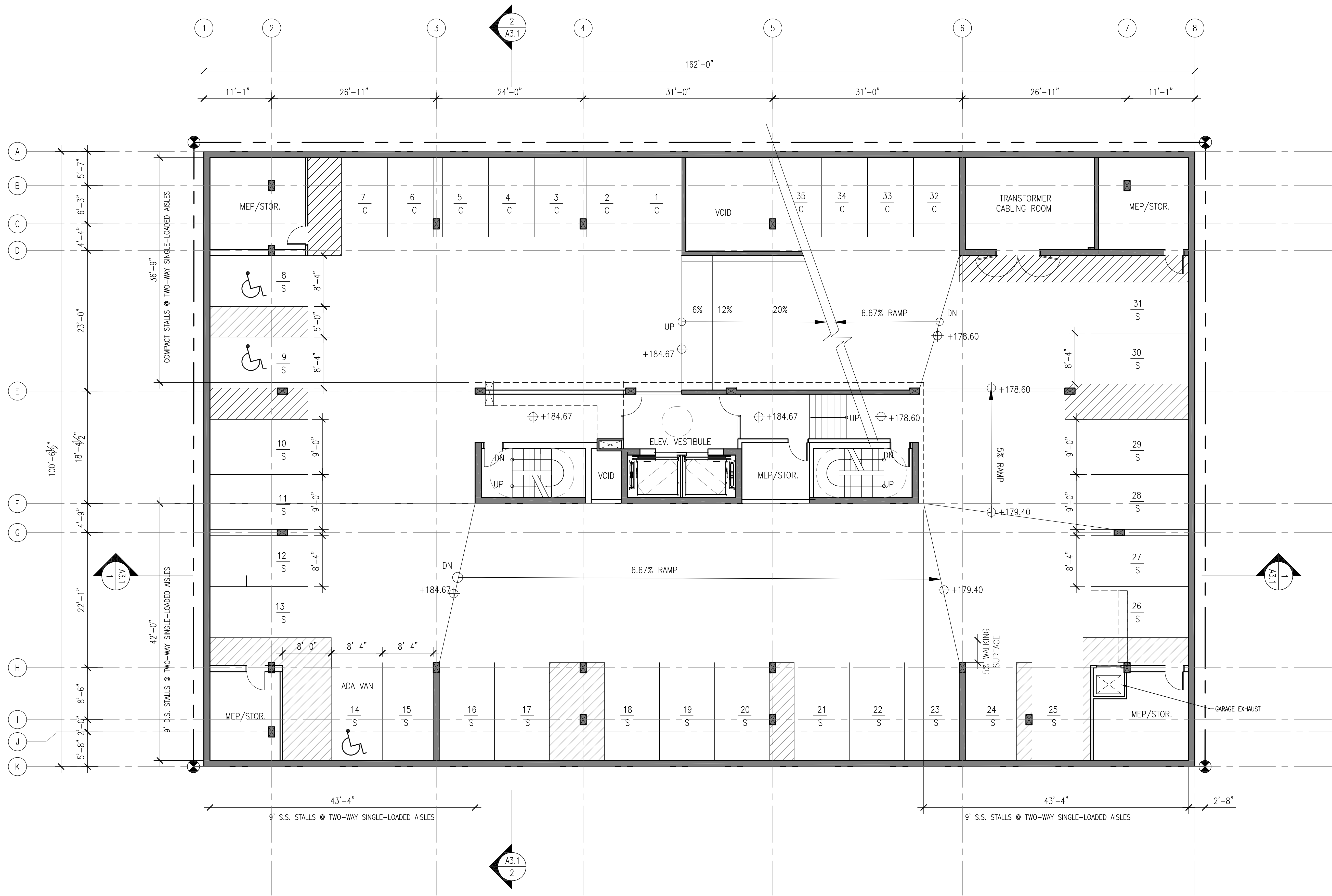
PROJECT MANAGER JX

DATE 8/31/17

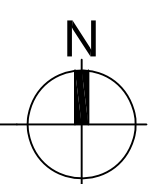
DRAWN BY CS, JX

PARKING  
LEVEL 2

A1.P2



1 PARKING LEVEL 1 FLOOR PLAN  
A1.P1 SCALE: 1/8" = 1'-0"



PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

LINK

LINK DESIGN GROUP LLC

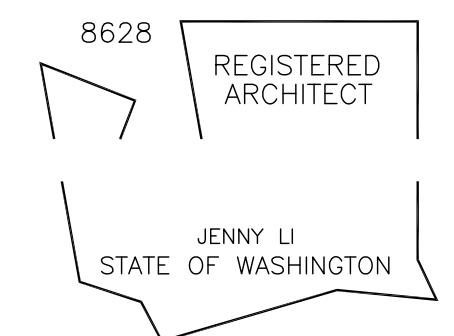
US 439 Kirkland Way,  
Kirkland, WA, 98033

602 Pengjiang RD, E 461  
Shanghai, 200072  
上海市静安区彭江路462号  
E座461室 邮编200072

CHINA

NOT FOR  
CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
, expiration date



JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
12/22/17	A	DESIGN REVIEW REVISIONS

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

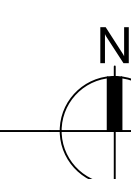
PROJECT MANAGER JX

DATE 8/31/17

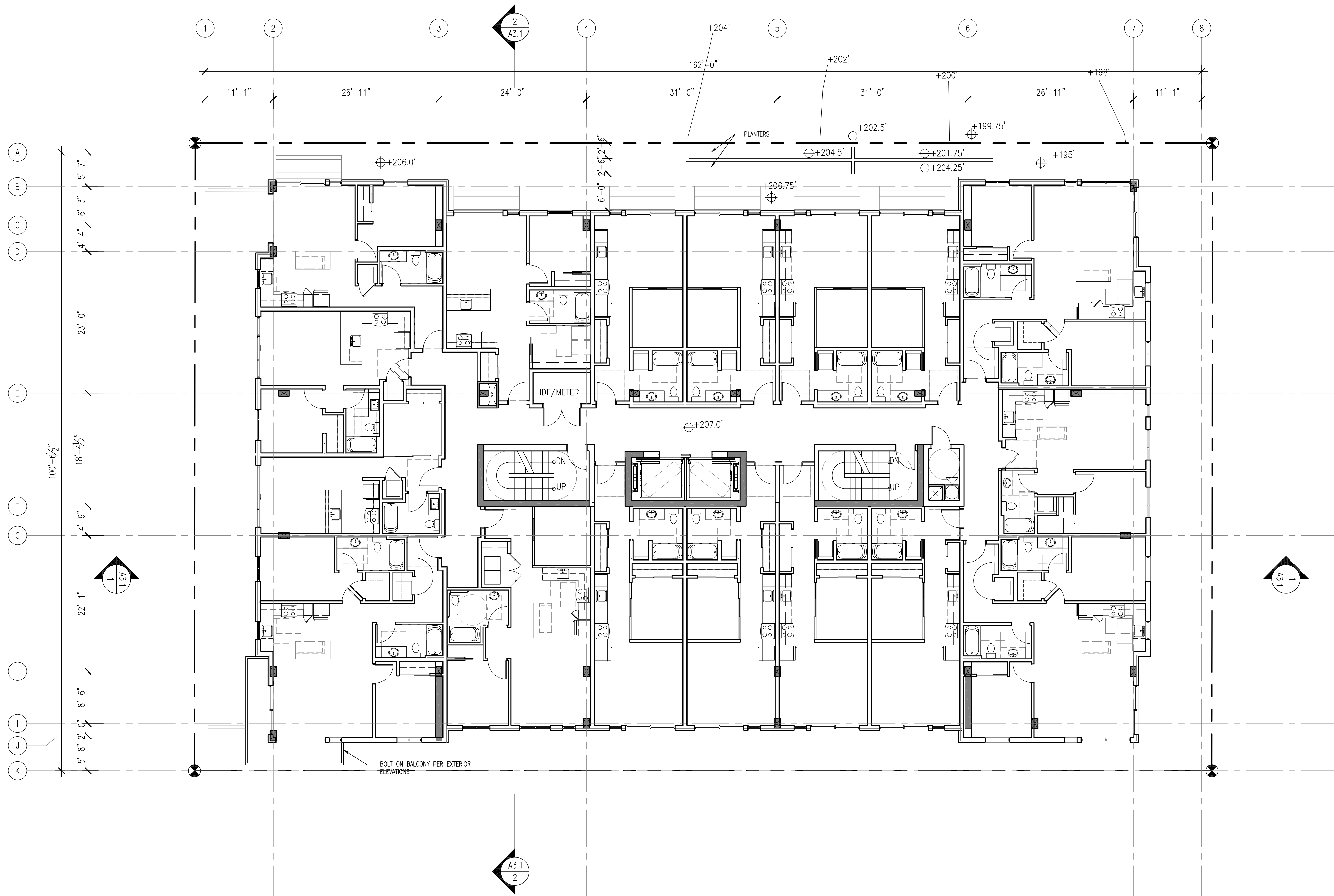
DRAWN BY CS, JX

PARKING  
LEVEL 1

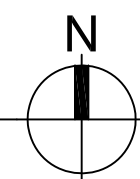
A1.P1







1 LEVEL 2 FLOOR PLAN  
A1.2 SCALE: 1/8" = 1'-0"



PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

LINK

LINK DESIGN GROUP LLC

US439 Kirkland Way,  
Kirkland, WA, 98033

602 Pengjiang RD, E 461  
Shanghai, 200072

上海市静安区彭江路402号  
E座461室 邮编200072

CHINA

NOT FOR  
CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
\_\_\_\_\_, expiration date  
\_\_\_\_\_.

8628 REGISTERED  
ARCHITECT  
JENNY LI  
STATE OF WASHINGTON

JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
12/22/17	1	DESIGN REVIEW REVISIONS

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER17-108717

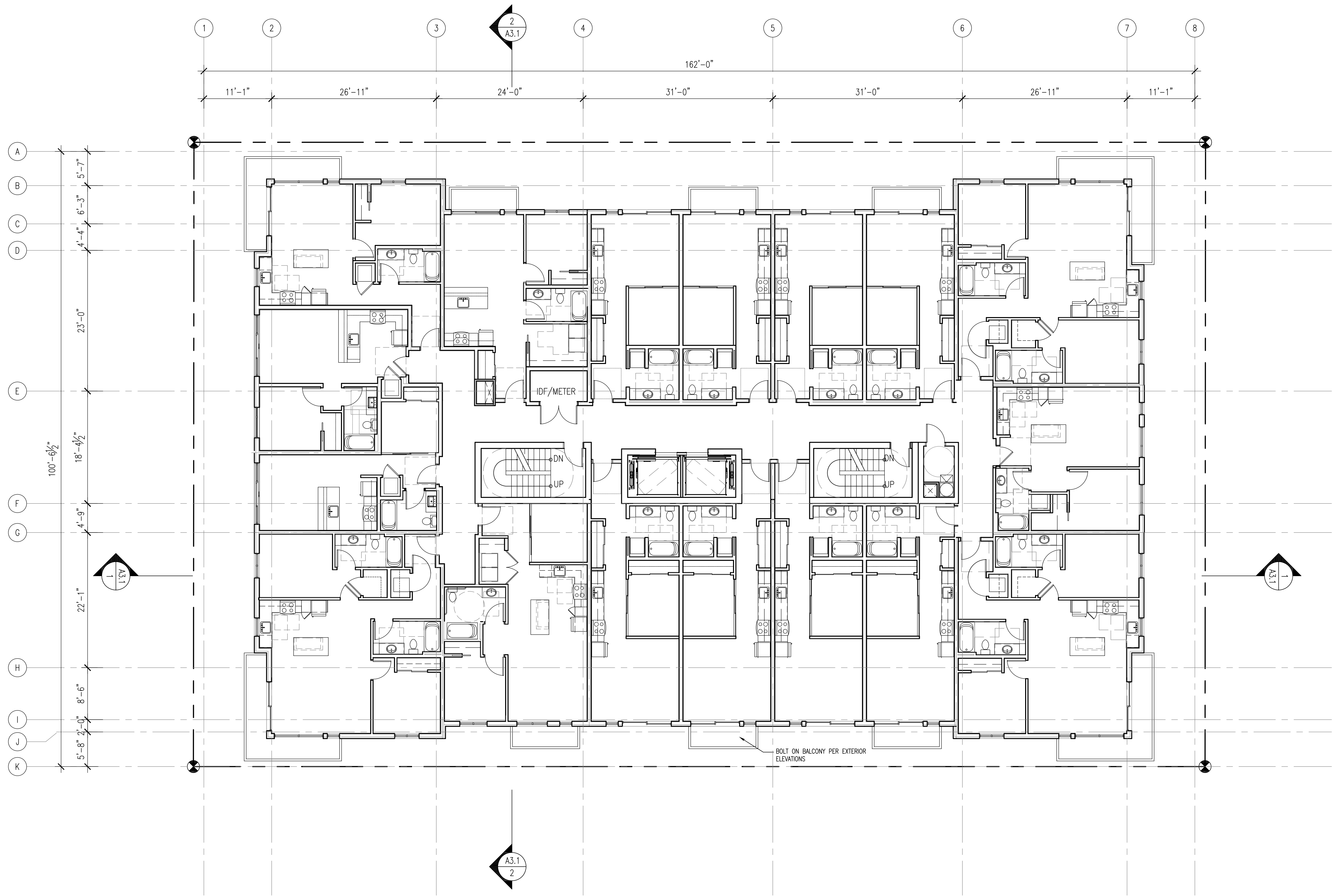
PROJECT MANAGERJX

DATE8/31/17

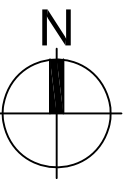
DRAWN BYCS, JX

LEVEL 2

A1.2



1 LEVEL 3-5 FLOOR PLAN  
A1.3 SCALE: 1/8" = 1'-0"



PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

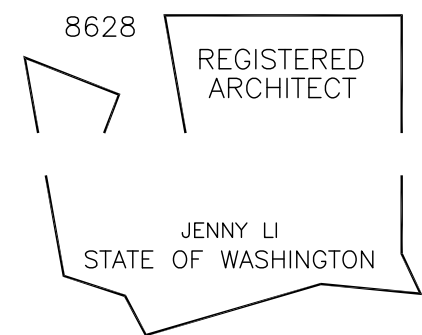
LINK

LINK DESIGN GROUP LLC

US 439 Kirkland Way,  
Kirkland, WA, 98033  
602 Pengjiang RD, E 461  
Shanghai, 200072  
上海市静安区彭江路402号  
E座461室 邮编200072  
CHINA

NOT FOR  
CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
, expiration date  
.



JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
12/22/17	1	DESIGN REVIEW REVISIONS

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

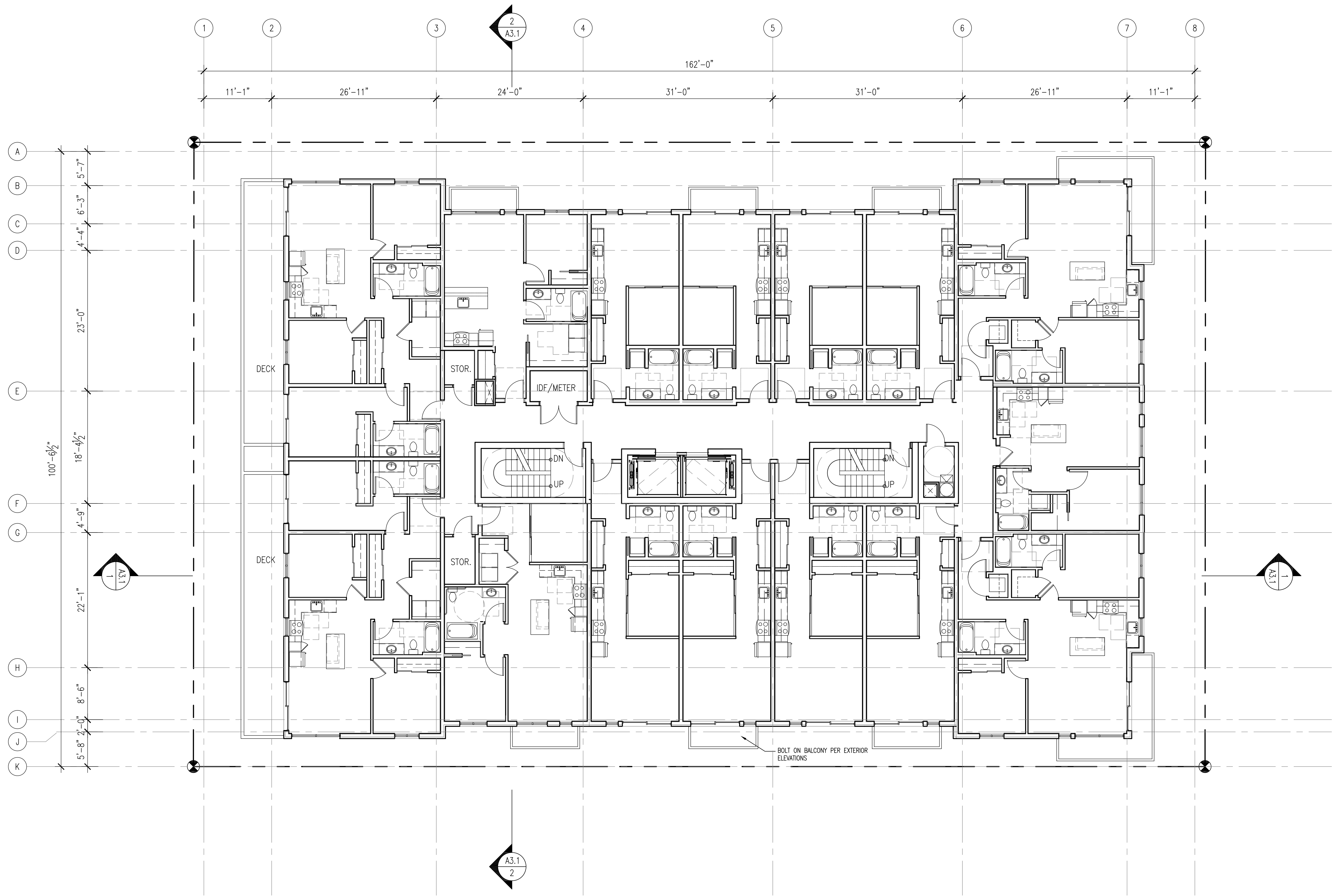
PROJECT MANAGER JX

DATE 8/31/17

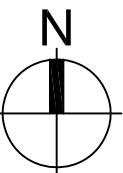
DRAWN BY CS, JX

LEVEL 3-5

A1.3



1 LEVEL 6-7 FLOOR PLAN  
A1.4 SCALE: 1/8" = 1'-0"



PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

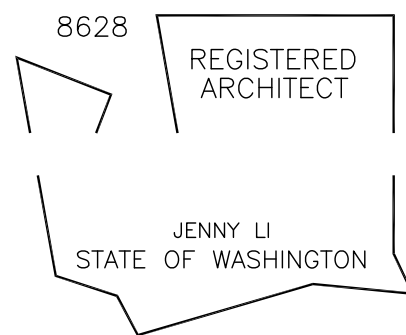
LINK

LINK DESIGN GROUP LLC

US 439 Kirkland Way,  
Kirkland, WA, 98033  
602 Pengjiang RD, E 461  
Shanghai, 200072  
上海市静安区彭江路462号  
E座461室 邮编200072  
CHINA

NOT FOR  
CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
\_\_\_\_\_, expiration date  
\_\_\_\_\_.



JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
12/22/17	1	DESIGN REVIEW REVISIONS

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

PROJECT MANAGER JX

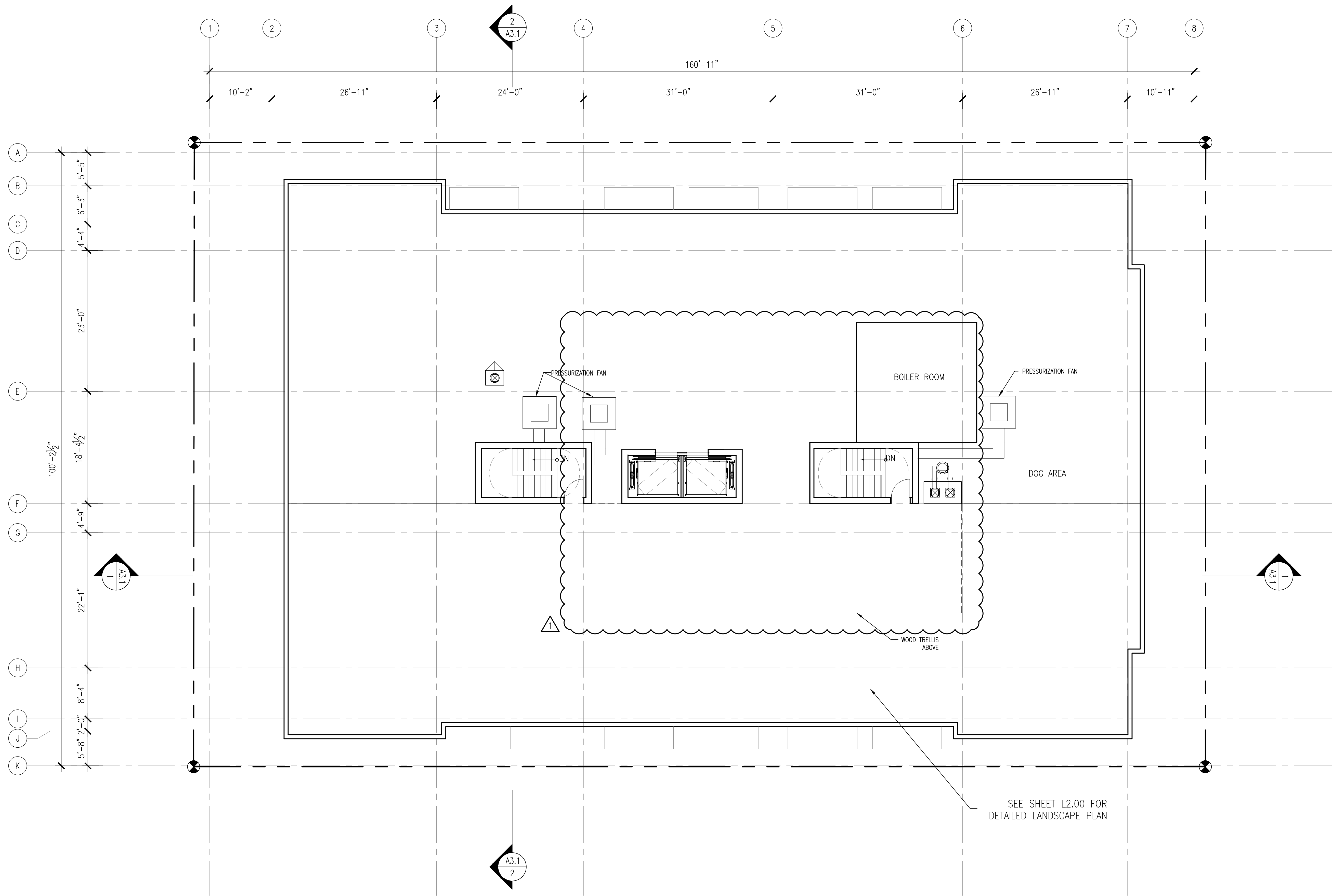
DATE 8/31/17

DRAWN BY CS, JX

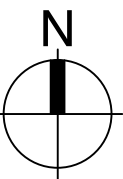
LEVEL 6-7

A1.4





1 ROOF PLAN  
A1.5 SCALE: 1/8" = 1'-0"



PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

LINK

LINK DESIGN GROUP LLC

US 439 Kirkland Way,  
Kirkland, WA, 98033

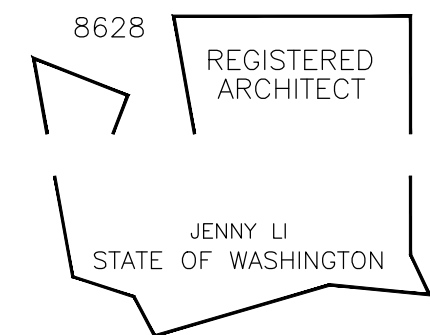
602 Pengjiang RD, E 461  
Shanghai, 200072

上海市静安区彭江路602号  
E座461室 邮编200072

CHINA

NOT FOR  
CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
\_\_\_\_\_, expiration date  
\_\_\_\_\_.



JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
12/22/17	△	DESIGN REVIEW REVISIONS
9/21/18	△	DESIGN REVIEW REVISIONS #2

© LINK Architecture. All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

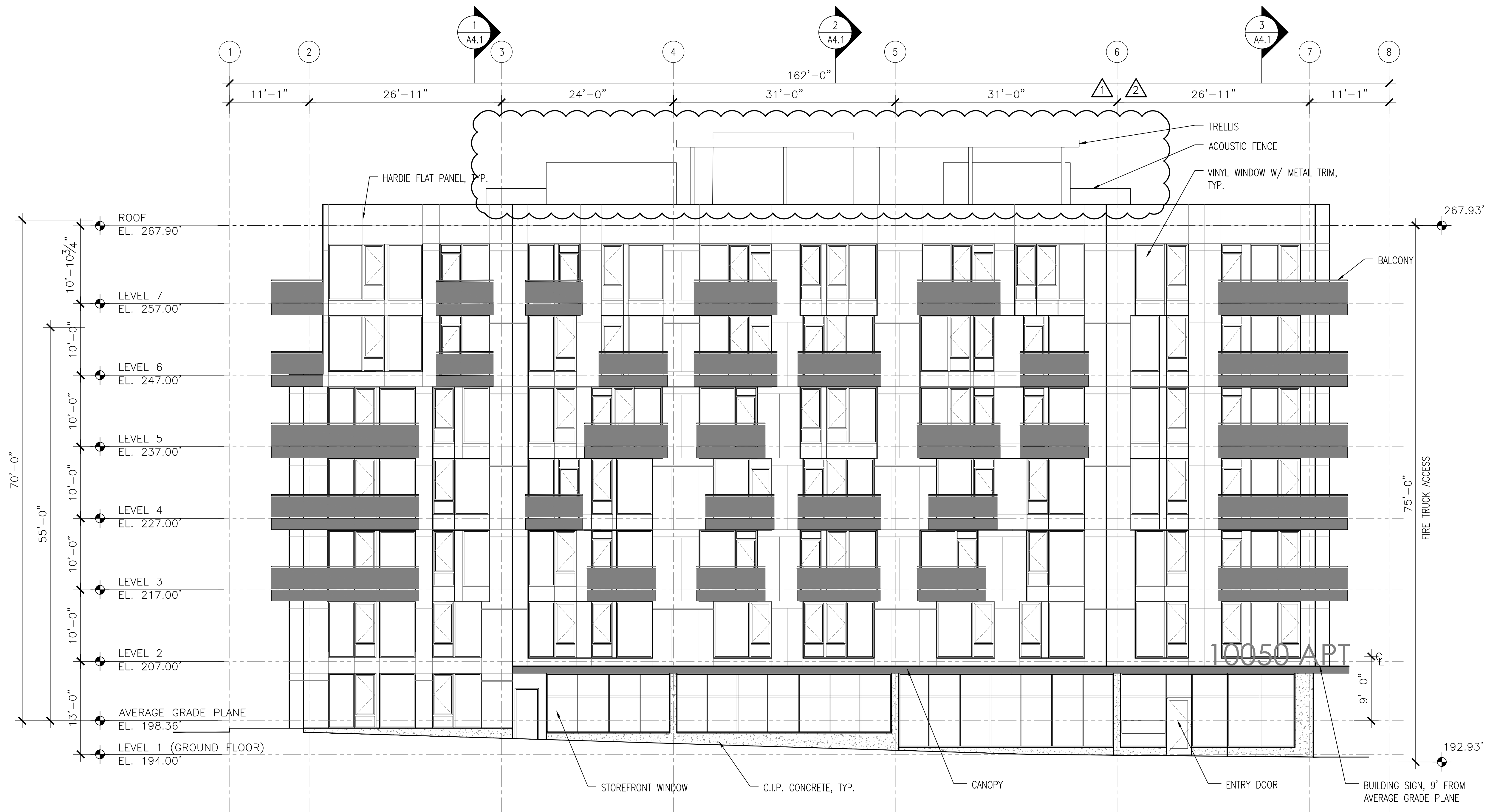
PROJECT MANAGER JX

DATE 8/31/17

DRAWN BY CS, JX

ROOF

A1.5



1 SOUTH ELEVATION  
A2.1 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
A2.1 SCALE: 1/8" = 1'-0"

PROJECT NAME

## BELLEVUE 10TH AVE RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

## AOTONG HOLDING, LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

# LINK

LINK DESIGN GROUP LLC

US

439 Kirkland Way,  
Kirkland, WA, 98033

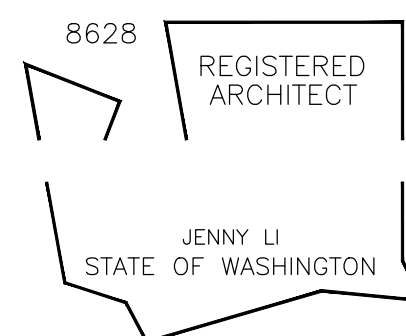
602 Pengjiang RD, E 461  
Shanghai, 200072

上海市静安区彭江路602号  
E座461室 邮编200072

CHINA

## NOT FOR CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
\_\_\_\_\_, expiration date  
\_\_\_\_\_.



JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
12/22/17	1	DESIGN REVIEW REVISIONS
9/21/18	2	DESIGN REVIEW REVISIONS #2

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

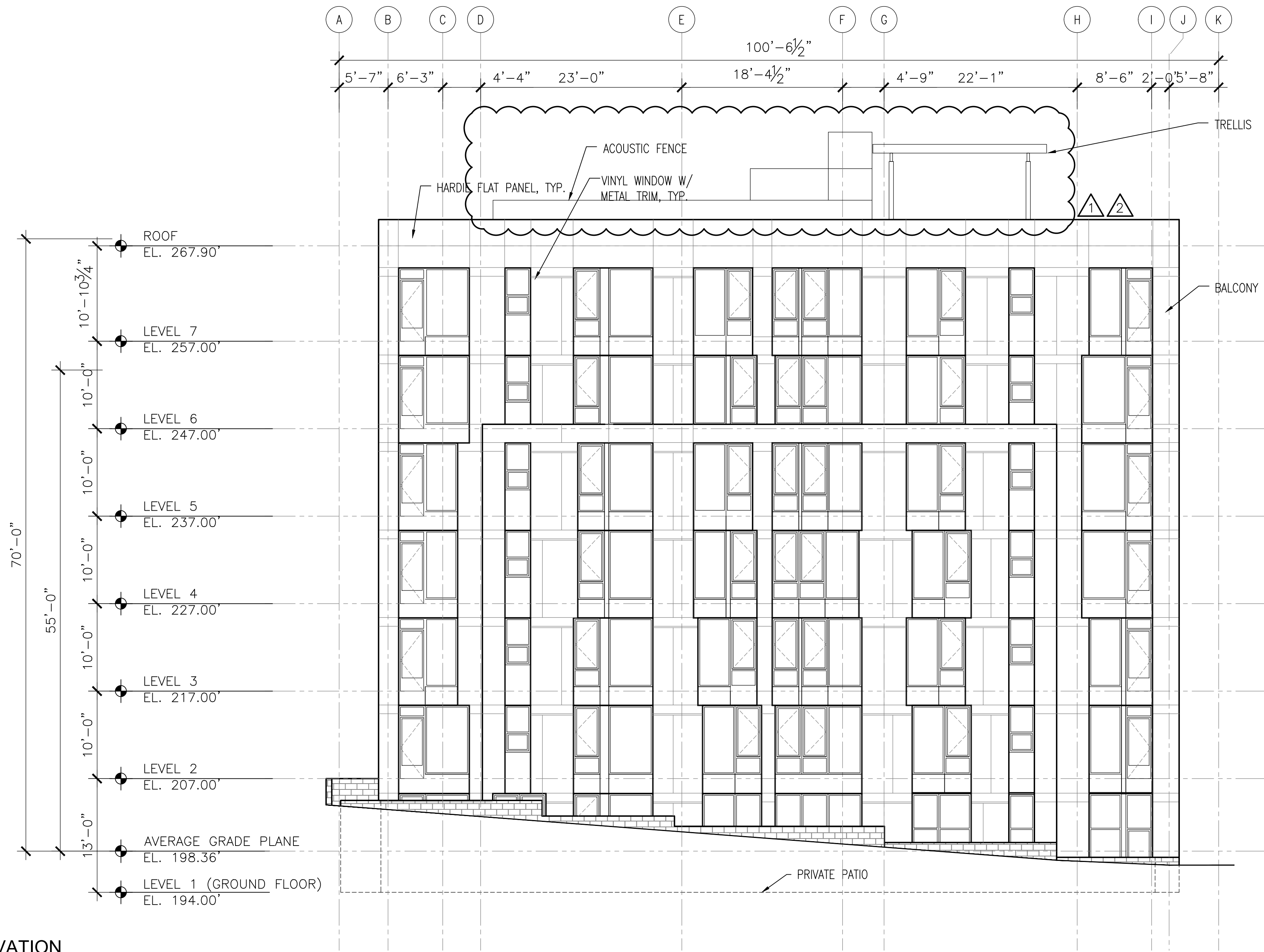
PROJECT MANAGER JX

DATE 8/31/17

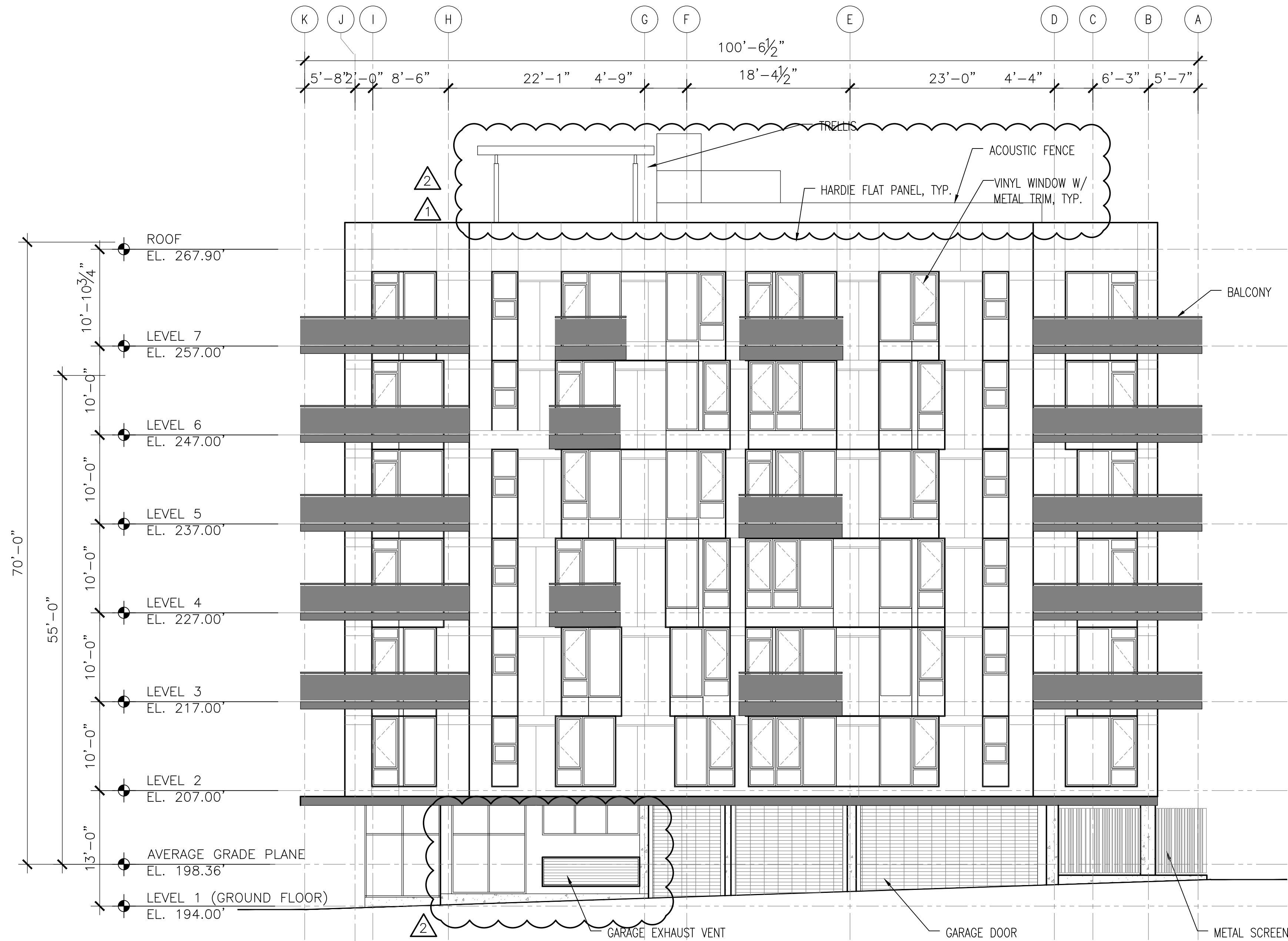
DRAWN BY CS, JX

## EXTERIOR ELEVATIONS

# A2.1



1 WEST ELEVATION  
A2.2 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
A2.2 SCALE: 1/8" = 1'-0"

PROJECT NAME

## BELLEVUE 10TH AVE RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

## AOTONG HOLDING, LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

# LINK

LINK DESIGN GROUP LLC

US

439 Kirkland Way,  
Kirkland, WA, 98033

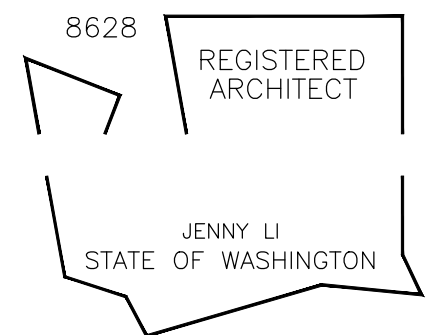
602 Pengjiang RD, E 461  
Shanghai, 200072

上海市静安区彭江路602号  
E座461室 邮编200072

CHINA

## NOT FOR CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
\_\_\_\_\_, expiration date  
\_\_\_\_\_.



JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
12/22/17	1	DESIGN REVIEW REVISIONS
9/21/18	2	DESIGN REVIEW REVISIONS #2

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

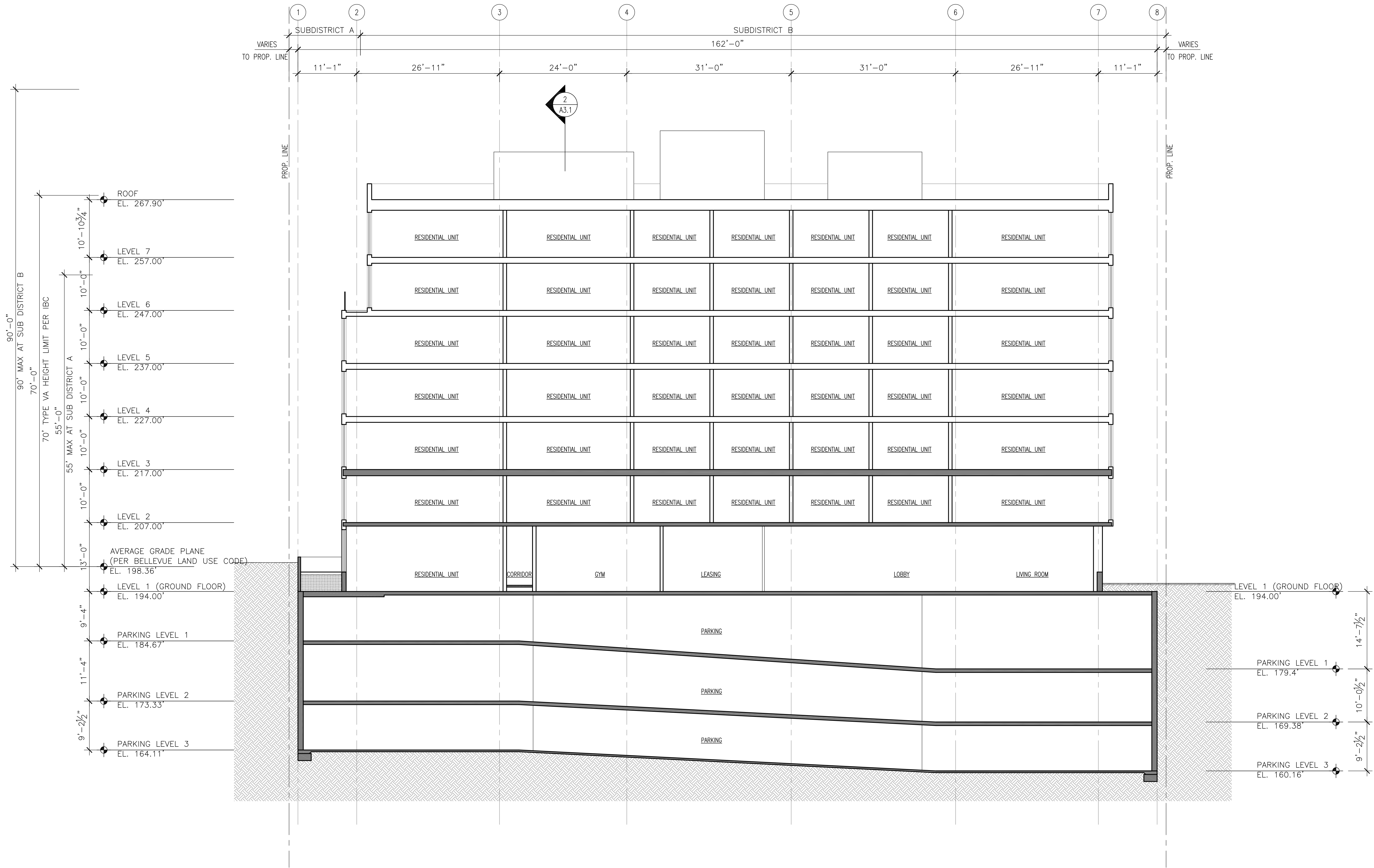
PROJECT MANAGER JX

DATE 8/31/17

DRAWN BY CS, JX

## EXTERIOR ELEVATIONS

# A2.2



1 BUILDING SECTION  
A3.1 SCALE: 1/8" = 1'-0"

PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

LINK

LINK DESIGN GROUP LLC

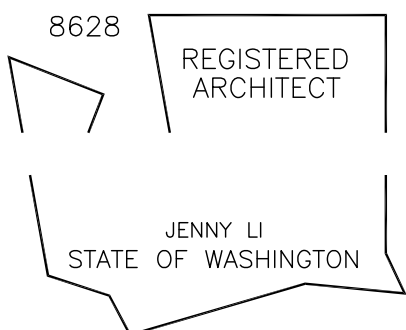
US 439 Kirkland Way,  
Kirkland, WA, 98033

602 Pengliang RD, E 461  
Shanghai, 200072  
上海市静安区彭江路402号  
E座461室 邮编200072

CHINA

NOT FOR  
CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
, expiration date  
.



JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
12/22/17	△	DESIGN REVIEW REVISIONS

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

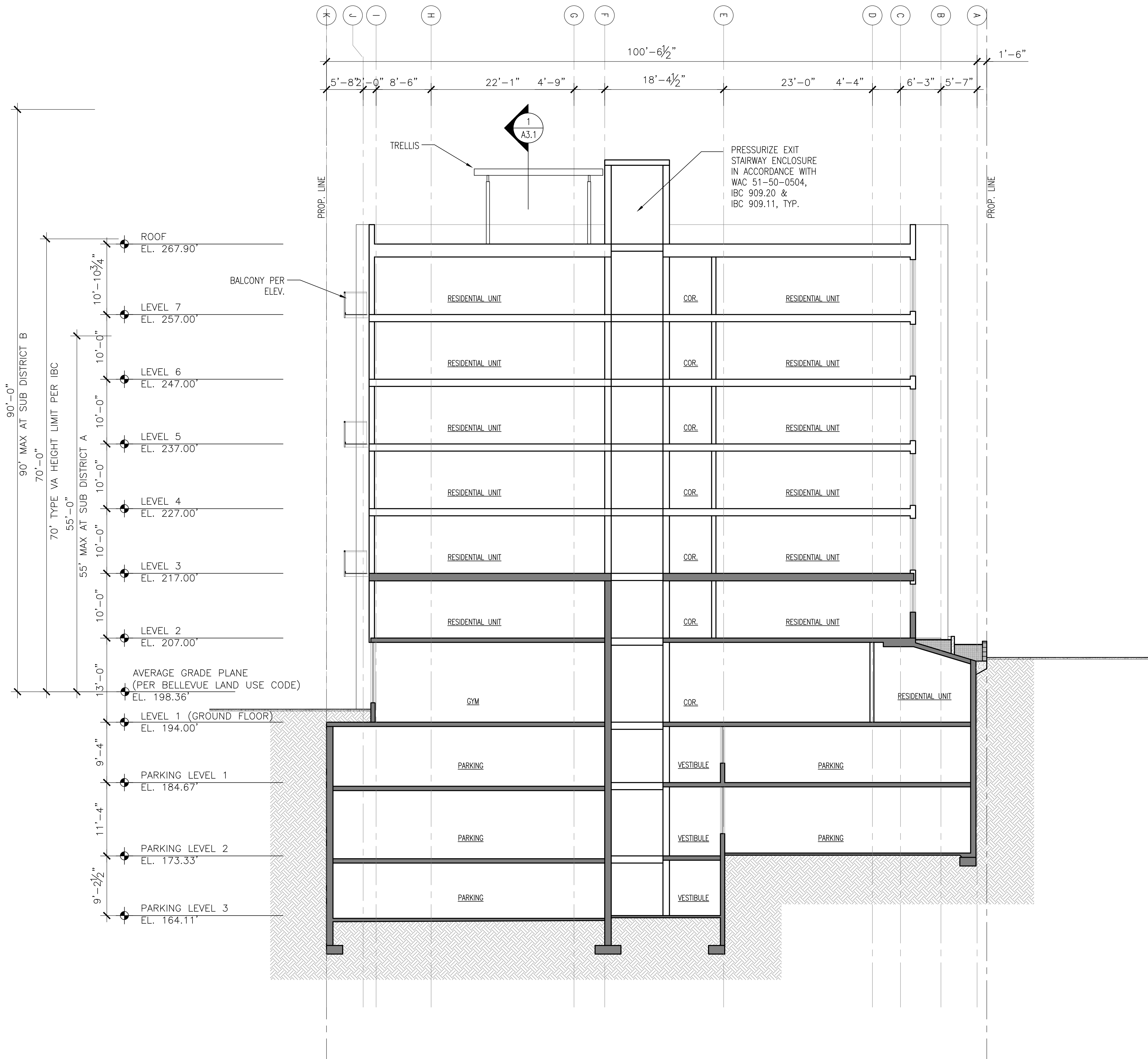
PROJECT MANAGER JX

DATE 8/31/17

DRAWN BY CS, JX

BUILDING  
SECTION

A3.1



1 BUILDING SECTION  
SCALE: 1/8" = 1'-0"

PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

LINK

LINK DESIGN GROUP LLC

US 439 Kirkland Way,  
Kirkland, WA, 98033

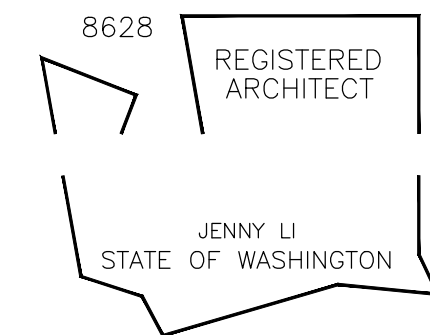
602 Pengjiang RD, E 461  
Shanghai, 200072

上海市静安区彭江路602号  
E座461室 邮编200072

CHINA

NOT FOR  
CONSTRUCTION

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
, expiration date  
.



JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
12/22/17	△	DESIGN REVIEW REVISIONS

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

PROJECT MANAGER JX

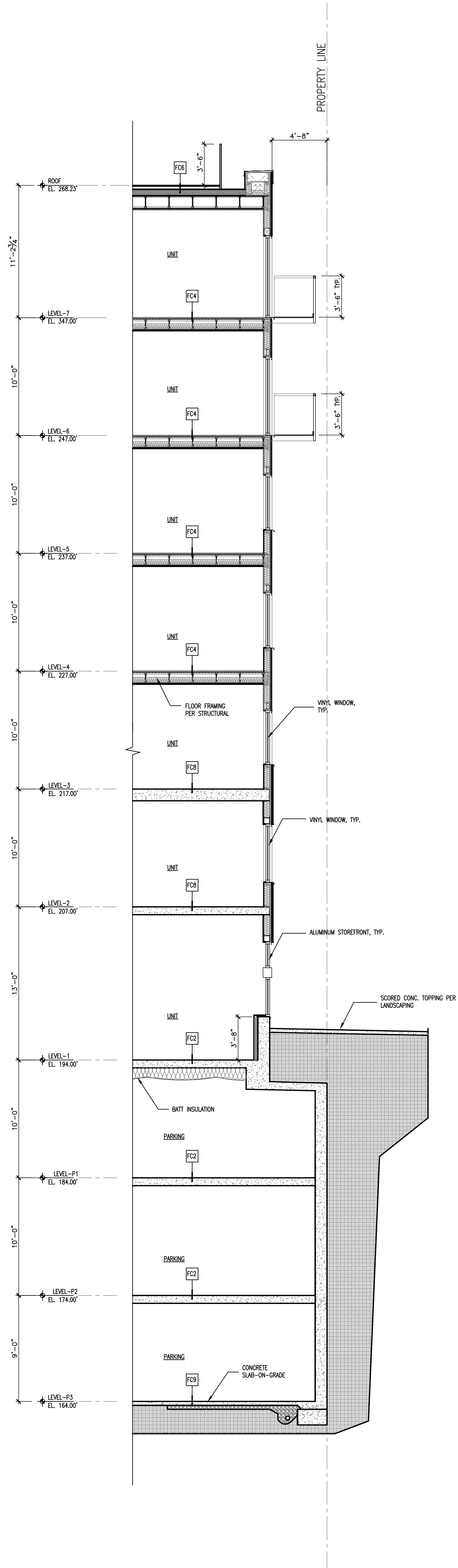
DATE 8/31/17

DRAWN BY CS, JX

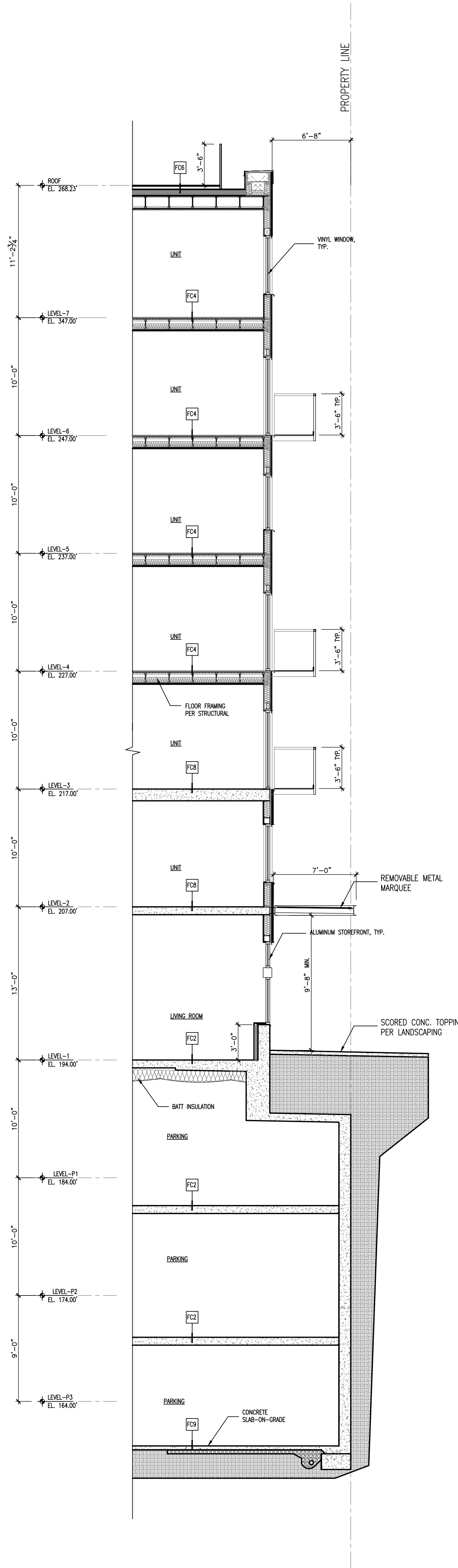
BUILDING  
SECTION

A3.2

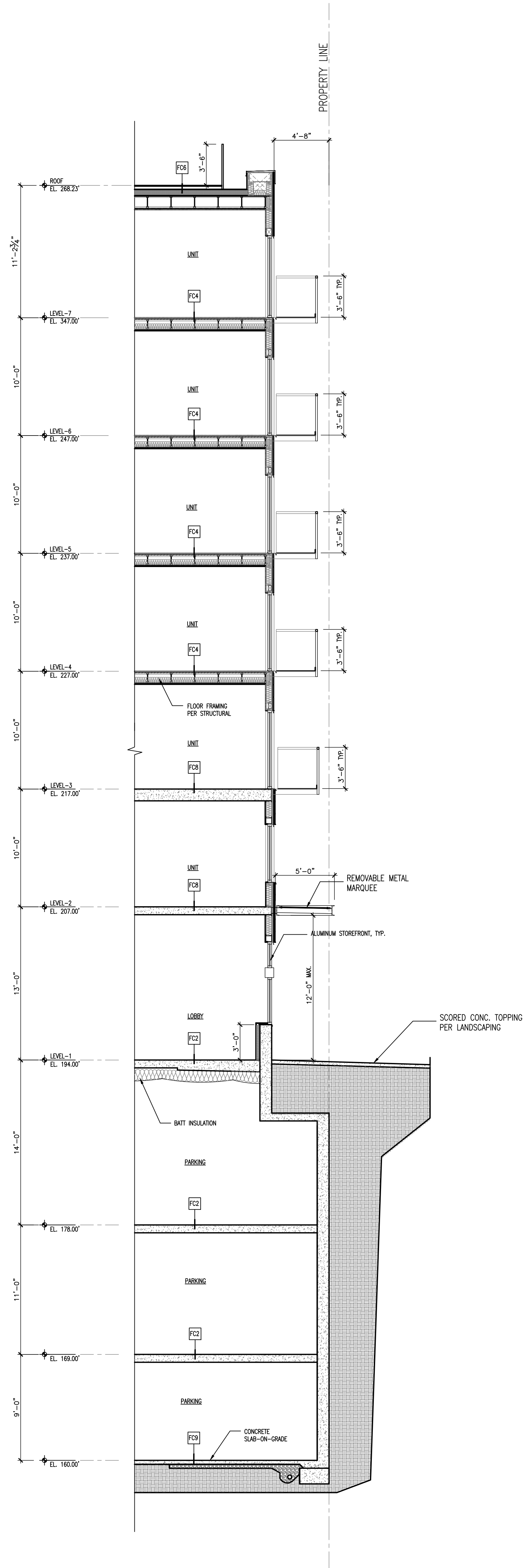




1 WALL SECTION  
A4.1 SCALE: 3/16" = 1'-0"



2 WALL SECTION  
A4.1 SCALE: 3/16" = 1'-0"



3 WALL SECTION  
A4.1 SCALE: 3/16" = 1'-0"

PROJECT NAME

BELLEVUE 10TH AVE  
RESIDENTIAL

10050 NE 10TH STREET,  
BELLEVUE, WA

CLIENT

AOTONG HOLDING,  
LLC

10050 NE 10TH STREET,  
BELLEVUE, WA

DESIGN ARCHITECT

LINK

LINK DESIGN GROUP LLC

US 439 Kirkland Way,  
Kirkland, WA, 98033

602 Pengjiang RD, E 461  
Shanghai, 200072

上海市静安区彭江路602号  
E座461室 邮编200072

CHINA

Professional Certification - I  
certify that these documents  
were prepared or approved by  
me, and that I am a duly  
licensed Architect under the  
laws of the state of  
Washington, license number  
\_\_\_\_\_, expiration date  
\_\_\_\_\_.

8628 REGISTERED  
ARCHITECT  
JENNY LI  
STATE OF WASHINGTON

JENNY LI, ARCHITECT

DATE	NUMBER	DESCRIPTION
8/31/17		DESIGN REVIEW
9/21/18	A	DESIGN REVIEW REVISIONS #2

© LINK Architecture: All rights reserved. No part  
of this document may be reproduced in any  
form or by any means without permission in  
writing from LINK Architecture.

PROJECT NUMBER 17-108717

PROJECT MANAGER JX

DATE 8/31/17

DRAWN BY CS, JX

WALL  
SECTIONS

A4.1